

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/21 WELLS ROAD SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

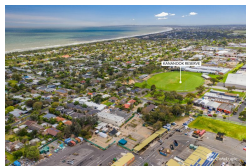
Date of sale

1/8A CARDER AVENUE SEAFORD VIC 3198	\$400,000	02-May-23
3/18 CARDER AVENUE SEAFORD VIC 3198	\$405,000	03-Mar-23
3/1-3 BRAEMAR STREET SEAFORD VIC 3198	\$360,000	18-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 October 2023



**1/8A CARDER AVENUE SEAFORD
VIC 3198**

 2  1  2

Sold Price

\$400,000

Sold Date **02-May-23**

Distance **0.41km**



**3/18 CARDER AVENUE SEAFORD
VIC 3198**

 2  1  1

Sold Price

\$405,000

Sold Date **03-Mar-23**

Distance **0.31km**



**3/1-3 BRAEMAR STREET SEAFORD
VIC 3198**

 2  1  -

Sold Price

\$360,000

Sold Date **18-Mar-23**

Distance **0.6km**



**1/21 WELLS ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price

\$375,000

Sold Date **24-Aug-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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