

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

9/10 Claude Street 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

\$475,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2020

to

30 Nov 2021

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

6/38 Hadley Street Seaford VIC 3198	\$511,000	06-Oct-21
2/20 Wells Road Seaford VIC 3198	\$400,000	07-Sep-21
1/8-12 Bainbridge Avenue Seaford VIC 3198	\$451,000	30-Nov-21

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: 08 December 2021



6/38 Hadley Street Seaford VIC 3198

Sold Price

^{RS} **\$511,000**

Sold Date

06-Oct-21

2

1

2

Distance

0.29km



2/20 Wells Road Seaford VIC 3198

Sold Price

\$400,000

Sold Date

07-Sep-21

2

1

1

Distance

0.41km



1/8-12 Bainbridge Avenue Seaford VIC 3198

Sold Price

^{RS} **\$451,000**

Sold Date

30-Nov-21

2

1

1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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