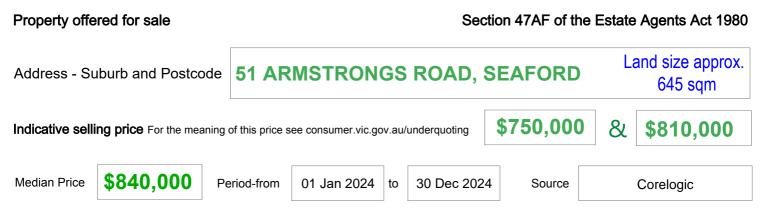


Statement of Information Single residential property located in the Melbourne metropolitan area



Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 5 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	78 RAILWAY PARADE SEAFORD VIC 3198	Sold Price	\$765,000	Sold Date	-
	Land size approx. 531sqm			Distance	0.43km
	173 OLD WELLS ROAD SEAFORD VIC 3198	Sold Price	\$770,000	Sold Date	26-Nov-24
	and size approx. 687 sqm			Distance	1.04km
	3 COOLIBAR AVENUE SEAFORD VIC 3198	Sold Price	\$790,000	Sold Date	14-Oct-24
	A → 1 → 2 Land size approx. 606 sqm			Distance	0.76km
	11 WUNALLA ROAD SEAFORD VIC 3198	Sold Price	\$806,500	Sold Date	07-Dec-24
	A 3 A 1 \bigcirc 1 Land size approx. 627 sqm			Distance	0.7km
	11 HUMMERSTONE ROAD SEAFORD VIC 3198	Sold Price	\$800,000	Sold Date	12-Oct-24
	I $ I I I I I I I I $			Distance	1.47km
end and	18 ROBINSONS ROAD SEAFORD VIC 3198	Sold Price	\$805,000	Sold Date	11-Oct-24
	B 3 ≥ 1 ⇔ 4 Land size approx. 674 sqm			Distance	1.55km

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