

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

5 Richardson 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

\$665,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

House

Suburb

Seaford

Period-from

01 Feb 2019

to

31 Jan 2020

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 Smale Court Seaford VIC 3198	\$666,000	07-Feb-20
35 Lorna Street Seaford VIC 3198	\$691,500	15-Jan-20
43 Galway Street Seaford VIC 3198	\$660,000	03-Dec-19

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: 14 February 2020



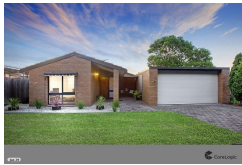
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6 Smale Court Seafood VIC 3198

Sold Price

^{RS} \$666,000 ^{UN}

Sold Date 07-Feb-20

4 2 2

Distance 0.12km



35 Lorna Street Seafood VIC 3198

Sold Price

^{RS} \$691,500

Sold Date 15-Jan-20

4 2 4

Distance 1.93km



43 Galway Street Seafood VIC 3198

Sold Price

\$660,000

Sold Date 03-Dec-19

3 1 3

Distance 0.84km

RS = Recent sale

UN = Undisclosed Sale

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