

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

2 Mckenzie Street, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$890,000

Property Type House

Suburb Seaford

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 six 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	87 Fortescue Av SEAFORD 3198	\$1,180,000	16/03/2022
2	6 Rossiter Ct SEAFORD 3198	\$1,110,008	03/02/2022
3	28 Kirkwood Av SEAFORD 3198	\$1,015,000	30/04/2022

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 six months.~~

This Statement of Information was prepared on:

25/05/2022 15:57



3 2 5

Rooms: 5

Property Type: House

Land Size: 827 sqm approx

Agent Comments

First time offered since built in 1991, this elevated three bedroom single level brick home is on 812sqm approx. of sought after north facing rear potential with incredible park views. In the RZ1 zone, making it an exceptional proposition for development (Subject to Council Approval), taking advantage of the views and the direct access into Seaford North Reserve, you'll be as in awe of the location as you are the potential. As a home to live in or let out, this light filled abode has six principal rooms, an entertainer's kitchen, a huge north facing wrap around deck and a triple auto garage. Footsteps to the train, Seaford Primary School, cafes, Seaford Wetlands and the beach.

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

March quarter 2022: \$890,000

Comparable Properties



87 Fortescue Av SEAFORD 3198 (REI)

Agent Comments

3 2 1

Price: \$1,180,000

Method: Private Sale

Date: 16/03/2022

Rooms: 7

Property Type: House (Res)

Land Size: 762 sqm approx

6 Rossiter Ct SEAFORD 3198 (VG)

Agent Comments

4 - -

Price: \$1,110,008

Method: Sale

Date: 03/02/2022

Property Type: House (Res)

Land Size: 726 sqm approx



28 Kirkwood Av SEAFORD 3198 (REI)

Agent Comments

 3  1  2

Price: \$1,015,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 749 sqm approx

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