

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

10/46 Molesworth 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2019

to

30 Nov 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

3/47 Barry Street Seaford VIC 3198	\$558,500	21-Jul-20
2 Taco Way Seaford VIC 3198	\$581,500	19-Nov-20
4/70 Wells Road Seaford VIC 3198	\$570,000	09-Jul-20

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.~~

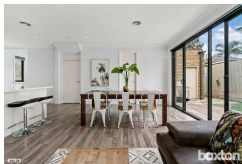
This Statement of Information was prepared on: 01 December 2020



3/47 Barry Street Seaford VIC 3198 Sold Price **\$558,500** Sold Date **21-Jul-20**

 3  1  2

Distance **0.29km**



2 Taco Way Seaford VIC 3198 Sold Price ^{RS} **\$581,500** Sold Date **19-Nov-20**

 3  3  1

Distance **0.63km**



4/70 Wells Road Seaford VIC 3198 Sold Price **\$570,000** Sold Date **09-Jul-20**

 3  2  1

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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