

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

6/38 Hadley 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,750

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2020

to

31 Aug 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

3 Hood Street Frankston VIC 3199	\$470,000	06-Aug-21
1/9 Carder Avenue Seaford VIC 3198	\$468,000	05-Mar-21
11/267 Nepean Highway Seaford VIC 3198	\$499,000	14-Jul-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: 05 September 2021

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3 Hood Street Frankston VIC 3199

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

06-Aug-21

 2

 1

 1

Distance

0.77km



1/9 Carder Avenue Seaford VIC 3198

Sold Price

\$468,000

Sold Date

05-Mar-21

 2

 1

 1

Distance

1.1km



11/267 Nepean Highway Seaford VIC 3198

Sold Price

\$499,000

Sold Date

14-Jul-21

 2

 1

 1

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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