

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

2/75 KIRKWOOD AVENUE 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2022

to

31 Dec 2022

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

2/2 LEVUKA STREET SEAFORD VIC 3198	\$583,000	19-Dec-22
2/53 BOONONG AVENUE SEAFORD VIC 3198	\$535,000	01-Sep-22
13/13 WISEWOULD AVENUE SEAFORD VIC 3198	\$531,000	06-Oct-22

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: 31 January 2023



2/2 LEVUKA STREET SEAFORD VIC 3198

^{RS} **Sold Price \$583,000** Sold Date **19-Dec-22**

 2  1  1

Distance **1.18km**



**2/53 BOONONG AVENUE
SEAFORD VIC 3198**

Sold Price **\$535,000** Sold Date **01-Sep-22**

 2  1  1

Distance **0.4km**



**13/13 WISEWOULD AVENUE
SEAFORD VIC 3198**

Sold Price **\$531,000** Sold Date **06-Oct-22**

 2  1  1

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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