

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

2/19 Hannah 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2020

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 2/202 Frankston-Dandenong Road Seaford VIC 3198 | \$530,000 | 12-Dec-19 |
| 5/11-13 Brunel Road Seaford VIC 3198 | \$511,000 | 02-Dec-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: 30 March 2021



**2/202 Frankston-Dandenong Road
Seaford VIC 3198**

 3
  2
  1

Sold Price

\$530,000

Sold Date

12-Dec-19

Distance

0.33km



**5/11-13 Brunel Road Seaford VIC
3198**

 3
  2
  1

Sold Price

^{RS} **\$511,000** ^{UN}

Sold Date

02-Dec-20

Distance

2.29km

RS = Recent sale

UN = Undisclosed Sale

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