

## 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

1/10 NEVILLE AVENUE SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/176 FORTESCUE AVENUE SEAFORD VIC 3198	\$625,000	21-Jun-24
14/2 SPRAY STREET FRANKSTON VIC 3199	\$620,000	15-May-24
19/8 HANNAH STREET SEAFORD VIC 3198	\$600,000	16-Aug-24

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: 28 October 2024


**1/176 FORTESCUE AVENUE  
SEAFORD VIC 3198**

3   1   1

 Sold Price   **\$625,000**   Sold Date   **21-Jun-24**

 Distance   **0.65km**

**14/2 SPRAY STREET FRANKSTON  
VIC 3199**

3   1   1

 Sold Price   **\$620,000**   Sold Date   **15-May-24**

 Distance   **1.03km**

**19/8 HANNAH STREET SEAFORD  
VIC 3198**

3   1   1

 Sold Price   **\$600,000**   Sold Date   **16-Aug-24**

 Distance   **0.25km**
**RS** = Recent sale      **UN** = Undisclosed Sale

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