

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

1/27-29 CARDER 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2022

to

30 Sep 2023

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

9/18 HADLEY STREET SEAFORD VIC 3198	\$436,000	16-Aug-23
5/1-3 BRAEMAR STREET SEAFORD VIC 3198	\$437,500	02-Oct-23
11/17 CLAUDE STREET SEAFORD VIC 3198	\$480,000	17-Jul-23

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: 25 October 2023


**9/18 HADLEY STREET SEAFORD
VIC 3198**

Sold Price **\$436,000** Sold Date **16-Aug-23**
 2  -  -

Distance **0.79km**

**5/1-3 BRAEMAR STREET SEAFORD
VIC 3198**

Sold Price ^{RS} **\$437,500** ^{UN} Sold Date **02-Oct-23**
 2  1  1

Distance **0.91km**

**11/17 CLAUDE STREET SEAFORD
VIC 3198**

Sold Price **\$480,000** Sold Date **17-Jul-23**
 2  1  1

Distance **0.7km**
RS = Recent sale

UN = Undisclosed Sale

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