

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

23/8 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

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2021

to

30 Apr 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

3/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$540,000	12-Mar-22
14/18 HADLEY STREET SEAFORD VIC 3198	\$521,500	30-Mar-22
2/11 WISEWOULD AVENUE SEAFORD VIC 3198	\$500,000	11-Mar-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: 25 May 2022



**2/20-22 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$540,000** Sold Date **12-Mar-22**

Distance **0.61km**



**14/18 HADLEY STREET SEAFORD
VIC 3198**

 2  1  1

Sold Price **\$521,500** Sold Date **30-Mar-22**

Distance **0.1km**



**2/11 WISEWOULD AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$500,000** Sold Date **11-Mar-22**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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