

## 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

4/70 Wells Road Seaford VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2019

to

31 May 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2/6 Molesworth Street Seaford VIC 3198 | \$601,000 | 08-Feb-20 |
| 6/63 East Road Seaford VIC 3198        | \$582,500 | 28-Feb-20 |
| 1/52 Fellowes Street Seaford VIC 3198  | \$570,000 | 30-Jan-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: 24 June 2020



**2/6 Molesworth Street Seaford VIC 3198** Sold Price **\$601,000** Sold Date **08-Feb-20**

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Distance **0.81km**



**6/63 East Road Seaford VIC 3198** Sold Price **\$582,500** Sold Date **28-Feb-20**

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Distance **0.87km**



**1/52 Fellowes Street Seaford VIC 3198** Sold Price **\$570,000** Sold Date **30-Jan-20**

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Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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