

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

2/9 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,640

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2023

to

30 Jun 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

2/16 DUNCAN AVENUE SEAFORD VIC 3198	\$515,000	15-Feb-24
7/19 WISEWOULD AVENUE SEAFORD VIC 3198	\$495,000	18-May-24
1/7 CARDER AVENUE SEAFORD VIC 3198	\$495,000	21-Mar-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: 13 July 2024

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2/16 DUNCAN AVENUE SEAFORD VIC 3198

 2  1  2

Sold Price

\$515,000

Sold Date

15-Feb-24

Distance

0.15km



7/19 WISEWOULD AVENUE SEAFORD VIC 3198

 2  1  1

Sold Price

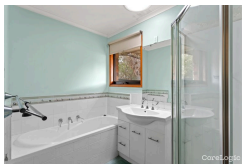
^{RS} **\$495,000**

Sold Date

18-May-24

Distance

0.16km



1/7 CARDER AVENUE SEAFORD VIC 3198

 2  1  1

Sold Price

\$495,000

Sold Date

21-Mar-24

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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