

## 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

18 LAROOOL CRESCENT 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

\$950,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Seaford

Period-from

01 Sep 2023

to

31 Aug 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

144 RAILWAY PARADE SEAFORD VIC 3198	\$912,000	04-Apr-24
8 ATTUNGA CRESCENT SEAFORD VIC 3198	\$910,000	16-May-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: 26 September 2024

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**144 RAILWAY PARADE SEAFORD  
VIC 3198**

Sold Price

**\$912,000**

Sold Date

**04-Apr-24**

 3  2  3

Distance

**0.13km**



**8 ATTUNGA CRESCENT SEAFORD  
VIC 3198**

Sold Price

**\$910,000**

Sold Date

**16-May-24**

 3  1  -

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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