

## 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

3/16 CARDER AVENUE 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

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,640

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2024

to

31 Dec 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

8/20 BRADSHAW STREET FRANKSTON VIC 3199	355000	02-Oct-24
5/29 GAIROLOCH DRIVE FRANKSTON VIC 3199	372000	13-Aug-24
3/10-12 SPRAY STREET FRANKSTON VIC 3199	400000	22-Aug-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.~~

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**8/20 BRADSHAW STREET  
FRANKSTON VIC 3199**

2 1 1

Sold Price **355000** Sold Date **02-Oct-24**

Distance **0.91km**



**5/29 GAIRLOCH DRIVE  
FRANKSTON VIC 3199**

2 1 1

Sold Price **372000** Sold Date **13-Aug-24**

Distance **1km**



**3/10-12 SPRAY STREET  
FRANKSTON VIC 3199**

2 1 1

Sold Price **400000** Sold Date **22-Aug-24**

Distance **0.85km**

RS = Recent sale      UN = Undisclosed Sale

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