

## 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

9 Torquay 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

\$760,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,500

Property type

House

Suburb

Seaford

Period-from

01 Apr 2020

to

31 Mar 2021

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 Netherall Street Seaford VIC 3198	\$850,000	07-Apr-21
15 Arthur Street Seaford VIC 3198	\$785,000	09-Mar-21
51 Hallifax Street Seaford VIC 3198	\$840,000	15-Apr-21

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: 21 April 2021



**3 Netherall Street Seaford VIC 3198** Sold Price <sup>RS</sup> **\$850,000** Sold Date **07-Apr-21**  
 Distance **0.29km**

 3  1  1



**15 Arthur Street Seaford VIC 3198** Sold Price <sup>RS</sup> **\$785,000** Sold Date **09-Mar-21**  
 Distance **0.4km**

 3  2  2



**51 Hallifax Street Seaford VIC 3198** Sold Price <sup>RS</sup> **\$840,000** Sold Date **15-Apr-21**  
 Distance **0.42km**

 3  1  1

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

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