

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

4/180 Old Wells Road 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2019

to

29 Feb 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

3/11 East Road Seaford VIC 3198	\$530,000	03-Dec-19
1/115 East Road Seaford VIC 3198	\$545,000	02-Nov-19
7 Berry Place Seaford VIC 3198	\$500,000	24-Aug-19

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: 03 March 2020


3/11 East Road Seaford VIC 3198

Sold Price

\$530,000

Sold Date

03-Dec-19
 3
 1
 1

Distance

0.84km

1/115 East Road Seaford VIC 3198

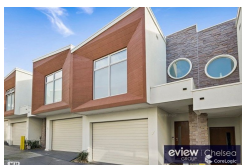
Sold Price

\$545,000

Sold Date

02-Nov-19
 3
 2
 2

Distance

1.18km

7 Berry Place Seaford VIC 3198

Sold Price

\$500,000

Sold Date

24-Aug-19
 2
 2
 1

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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