

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 Taldra Crescent 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Seaford

Period-from

01 Nov 2018

to

31 Oct 2019

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

10 Benelong Crescent Seaford VIC 3198	\$595,000	04-Oct-19
3 Boston Avenue Seaford VIC 3198	\$595,000	17-Aug-19
1 Maple Street Seaford VIC 3198	\$605,500	23-Oct-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: 11 November 2019



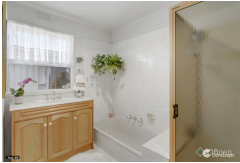
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10 Benelong Crescent Seaford VIC 3198

Sold Price

\$595,000

Sold Date

04-Oct-19

3

1

1

Distance

0.26km

Notes from your agent

Original condition - very neat and tidy - large living/dining room - large block size



3 Boston Avenue Seaford VIC 3198

Sold Price

Sold Date

17-Aug-19

3

1

1

Distance

0.58km

Notes from your agent

Partial update - very bright and light - large living/dining



1 Maple Street Seaford VIC 3198

Sold Price

^{RS} **\$605,500**

Sold Date

23-Oct-19

3

1

1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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