

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

1/2 Wisewould Avenue, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$520,000

Median sale price

Median price \$601,250

Property Type Unit

Suburb Seaford

Period - From 08/01/2021

to

07/01/2022

Source REIV

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 six 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
1	7/4-6 Wisewould Av SEAFORD 3198	\$547,500	11/11/2021
2	33/8 Hannah St SEAFORD 3198	\$519,000	11/12/2021
3	16/44 Frank St FRANKSTON 3199	\$498,000	11/12/2021

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 six months.~~

This Statement of Information was prepared on:

08/01/2022 10:01

1/2 Wisewould Avenue, Seaford Vic 3198

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

08/01/2021 - 07/01/2022: \$601,250



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/4-6 Wisewould Av SEAFORD 3198 (REI)

Agent Comments



Price: \$547,500

Method: Private Sale

Date: 11/11/2021

Property Type: Unit



33/8 Hannah St SEAFORD 3198 (REI)

Agent Comments



Price: \$519,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



16/44 Frank St FRANKSTON 3199 (REI)

Agent Comments



Price: \$498,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit

Land Size: 180 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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