

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

19/8 HANNAH STREET 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

\$569,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,640

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2023

to

31 Jul 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

1/176 FORTESCUE AVENUE SEAFORD VIC 3198	\$625,000	27-Jun-24
3/7-9 WEBB STREET SEAFORD VIC 3198	\$506,000	22-Feb-24
1/69 FORTESCUE AVENUE SEAFORD VIC 3198	\$690,000	15-Mar-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.~~

This Statement of Information was prepared on: 01 August 2024

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**1/176 FORTESCUE AVENUE
SEAFORD VIC 3198**

3 1 1

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **27-Jun-24**

Distance **0.82km**



3/7-9 WEBB STREET SEAFORD VIC 3198

3 1 1

Sold Price **\$506,000** Sold Date **22-Feb-24**

Distance **1.26km**



**1/69 FORTESCUE AVENUE
SEAFORD VIC 3198**

3 1 1

Sold Price **\$690,000** Sold Date **15-Mar-24**

Distance **1.11km**

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

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