

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

2/46 MOLESWORTH 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

\$695,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2023

to

31 Oct 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

1/46 MOLESWORTH STREET SEAFORD VIC 3198	\$760,000	21-Aug-24
2/16 TI-TREE CRESCENT SEAFORD VIC 3198	\$820,000	31-Aug-24
1/19 BRUNEL ROAD SEAFORD VIC 3198	\$775,000	18-Sep-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: 27 November 2024

Dimitris Koptis

M 0477074156

E dimitris.koptis@obrienrealestate.com.au

**1/46 MOLESWORTH STREET
SEAFORD VIC 3198**

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Sold Price **\$760,000** Sold Date **21-Aug-24**Distance **0.02km****2/16 TI-TREE CRESCENT SEAFORD
VIC 3198**

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Sold Price **\$820,000** Sold Date **31-Aug-24**Distance **0.57km****1/19 BRUNEL ROAD SEAFORD VIC
3198**

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Sold Price ^{RS} **\$775,000** Sold Date **18-Sep-24**Distance **1.34km****RS** = Recent sale**UN** = Undisclosed Sale

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