

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

8 TI-TREE 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Nov 2022

to

31 Oct 2023

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

7 BELLEVUE CRESCENT SEAFORD VIC 3198	\$680,000	04-Aug-23
4 HASLAM STREET SEAFORD VIC 3198	\$731,000	11-Jun-23
244 SEAFORD ROAD SEAFORD SA 5169	\$790,000	-

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.~~

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7 BELLEVUE CRESCENT SEAFORD VIC 3198

Sold Price

^{RS} **\$680,000** ^{UN}

Sold Date **04-Aug-23**

3 2 2

Distance **0.17km**



4 HASLAM STREET SEAFORD VIC 3198

Sold Price

\$731,000

Sold Date **11-Jun-23**

3 1 2

Distance **0.43km**



244 SEAFORD ROAD SEAFORD SA 5169

Sold Price

\$790,000

Sold Date **-**

- - -

Distance **679.27km**

RS = Recent sale

UN = Undisclosed Sale

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