

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

1/7 RAILWAY PARADE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

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

13/39-41 NEPEAN HIGHWAY SEAFORD VIC 3198	\$1,018,200	01-Nov-24
5/1 MORESBY AVENUE SEAFORD VIC 3198	\$1,110,000	-
16B FORTESCUE AVENUE SEAFORD VIC 3198	\$1,050,000	27-Jul-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: 19 November 2024

Cameron McCullough

P 1300 438 439

M 0478 751 984

E cameron.mccullough@eview.com.au



13/39-41 NEPEAN HIGHWAY
SEAFORD VIC 3198

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Sold Price ^{RS} \$1,018,200 Sold Date 01-Nov-24

Distance 2.17km



5/1 MORESBY AVENUE SEAFORD
VIC 3198

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Sold Price \$1,110,000 Sold Date -

Distance 0.76km



16B FORTESCUE AVENUE
SEAFORD VIC 3198

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Sold Price ^{RS} \$1,050,000 ^{UN} Sold Date 27-Jul-24

Distance 0.3km

RS = Recent sale

UN = Undisclosed Sale

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