

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 Cane Avenue 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Seaford

Period-from

01 Jan 2021

to

31 Dec 2021

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

5 Prince Crescent Seaford VIC 3198	\$803,000	10-Sep-21
7 Christine Court Seaford VIC 3198	\$772,500	04-Dec-21
4 Keerok Avenue Seaford VIC 3198	\$830,000	04-Dec-21

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: 17 January 2022



5 Prince Crescent Seaford VIC 3198 Sold Price **\$803,000** Sold Date **10-Sep-21**

 3  1  2

Distance **0.89km**



7 Christine Court Seaford VIC 3198 Sold Price **\$772,500** Sold Date **04-Dec-21**

 3  1  3

Distance **0.18km**



4 Keerok Avenue Seaford VIC 3198 Sold Price ^{RS} **\$830,000** Sold Date **04-Dec-21**

 3  1  2

Distance **0.71km**

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

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