

## 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 VICTOR AVENUE SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,290,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Mar 2023

to

29 Feb 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

Address of comparable property	Price	Date of sale
11A KELVIN AVENUE SEAFORD VIC 3198	\$1,200,000	01-Aug-23

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: 14 March 2024

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**11A KELVIN AVENUE SEAFORD VIC 3198** Sold Price

**\$1,200,000** Sold Date **01-Aug-23**

 4  2  -

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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