

## 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

43 MCKENZIE STREET SEAFORD VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$709,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,280

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2023

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/2 WYNNSTAY ROAD SEAFORD VIC 3198    | \$670,000 | 30-May-24 |
| 2/77 KANANOOK AVENUE SEAFORD VIC 3198 | \$715,000 | 15-Jul-24 |
| 3/131 AUSTIN ROAD SEAFORD VIC 3198    | \$730,000 | 19-Aug-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.~~

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## 1/2 WYNNSTAY ROAD SEAFORD VIC 3198

Sold Price

<sup>RS</sup> **\$670,000** Sold Date **30-May-24**

3 1 2

Distance **0.93km**

### Notes from your agent

Similar sized house, similar location  
Fully renovated  
Smaller block, lesser construction (cladding vs brick)



## 2/77 KANANOOK AVENUE SEAFORD VIC 3198

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **15-Jul-24**

3 2 2

Distance **1.75km**

### Notes from your agent



## 3/131 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

<sup>RS</sup> **\$730,000** Sold Date **19-Aug-24**

3 2 2

Distance **0.98km**

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

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