

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

8/40 FELLOWES STREET 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,280

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2023

to

31 Aug 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

3/267 NEPEAN HIGHWAY SEAFORD VIC 3198	\$580,000	02-Jul-24
2/91-93 EAST ROAD SEAFORD VIC 3198	\$582,000	19-Jun-24
9/219 SEAFORD ROAD SEAFORD VIC 3198	\$622,374	05-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: 03 September 2024



**3/267 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 2  1  1

Sold Price

^{RS}

\$580,000

Sold Date

02-Jul-24

Distance

2.27km



**2/91-93 EAST ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price

^{RS}

\$582,000

Sold Date

19-Jun-24

Distance

0.96km



**9/219 SEAFORD ROAD SEAFORD
VIC 3198**

 2  1  1

Sold Price

^{RS}

\$622,374

Sold Date

05-Jul-24

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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