

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

18 Chicquita 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

\$785,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Seaford

Period-from

01 Mar 2021

to

28 Feb 2022

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

2 Louise Court Seaford VIC 3198	\$800,000	27-Jan-22
9 Fellowes Street Seaford VIC 3198	\$825,000	26-Feb-22
118 Seaford Place Seaford VIC 3198	\$721,000	16-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.~~

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Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



2 Louise Court Seaford VIC 3198

Sold Price

\$800,000

Sold Date

27-Jan-22

2

1

2

Distance

0.26km



9 Fellowes Street Seaford VIC 3198

Sold Price

^{RS} **\$825,000**

Sold Date

26-Feb-22

3

1

2

Distance

0.68km



118 Seaford Place Seaford VIC 3198

Sold Price

\$721,000

Sold Date

16-Dec-21

3

1

2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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