

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

5/1 RIVIERA 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2022

to

31 Oct 2023

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

5/1 MARTIN STREET SEAFORD VIC 3198	\$785,000	09-Nov-23
6/1 RIVIERA STREET SEAFORD VIC 3198	\$725,000	23-Jul-23
1/3 BARRY STREET SEAFORD VIC 3198	\$800,000	17-Oct-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.

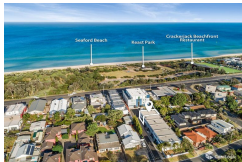
This Statement of Information was prepared on: 17 November 2023



5/1 MARTIN STREET SEAFORD VIC 3198 Sold Price ^{RS} **\$785,000** Sold Date **09-Nov-23**

 3  2  -

Distance **2.85km**



6/1 RIVIERA STREET SEAFORD VIC 3198 Sold Price **\$725,000** Sold Date **23-Jul-23**

 3  2  1

Distance **0.01km**



1/3 BARRY STREET SEAFORD VIC 3198 Sold Price ^{RS} **\$800,000** Sold Date **17-Oct-23**

 4  3  2

Distance **3.83km**

RS = Recent sale

UN = Undisclosed Sale

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