

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

7 Entrance Road 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

\$649,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,250

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 McKenzie Street Seaford VIC 3198	\$906,000	16-Oct-21
10 Shirley Avenue Seaford VIC 3198	\$742,000	02-Oct-21
4/30 Chevron Court Seaford VIC 3198	\$617,000	27-Aug-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.~~

This Statement of Information was prepared on: 13 November 2021



8 McKenzie Street Seaford VIC 3198 Sold Price ^{RS} **\$906,000** Sold Date **16-Oct-21**
 3 2 1 Distance **0.63km**



10 Shirley Avenue Seaford VIC 3198 Sold Price **\$742,000** Sold Date **02-Oct-21**
 2 1 1 Distance **0.66km**



4/30 Chevron Court Seaford VIC 3198 Sold Price **\$617,000** Sold Date **27-Aug-21**
 2 1 2 Distance **1.49km**

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

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