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

2/69 Kirkwood 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	or range between	\$540,000	&	\$570,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$565,000	Prop	erty type	e Unit		Suburb	Seaford
Period-from	01 Jul 2020	to	30 Jun 2	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
1/5 Neville Avenue Seaford VIC 3198	\$560,000	27-Mar-21
3/2 Wisewould Avenue Seaford VIC 3198	\$521,000	14-Mar-21
3/26 East Road Seaford VIC 3198	\$535,000	01-Dec-20

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: 01 July 2021





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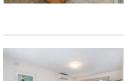
1/5 Neville Avenue Seaford VIC

Sold Price

RS \$560,000 Sold Date 27-Mar-21

Distance

0.59km



3/2 Wisewould Avenue Seaford VIC Sold Price 3198

\$521,000 Sold Date **14-Mar-21**

Distance 0.74km



3/26 East Road Seaford VIC 3198

\$ 1

Sold Price

\$535,000 Sold Date 01-Dec-20

Distance

2.15km

₾ 1

= 2

RS = Recent sale

UN = Undisclosed Sale

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