

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2020

to

30 Jun 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 3198**

Sold Price

<sup>RS</sup>

**\$560,000**

Sold Date

**27-Mar-21**

2

1

1

Distance

**0.59km**



**3/2 Wisewould Avenue Seaford VIC 3198**

Sold Price

**\$521,000**

Sold Date

**14-Mar-21**

2

1

1

Distance

**0.74km**



**3/26 East Road Seaford VIC 3198**

Sold Price

**\$535,000**

Sold Date

**01-Dec-20**

2

2

2

Distance

**2.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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