

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2 Lorna Street Seaford, 3198
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,000,000 & \$1,100,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	LAND	Suburb	SEAFORD
Period - From	31-Jul-2024	to	30-Nov-2024	Source	core logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	4 DUIKER COURT LANGWARRIN VIC 3910	\$1,360,000	29-Aug-2024
2	56 EAST ROAD SEAFORD VIC 3198	\$925,000	01-Jul-2024
3	28 LEAH GROVE CARRUM DOWNS VIC 3201	\$1,250,000	07-Aug-2024

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