

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

3/11 WISEWOULD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2021

to

30 Nov 2022

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

13/13 WISEWOULD AVENUE SEAFORD VIC 3198	\$531,000	06-Oct-22
3/14 CARDER AVENUE SEAFORD VIC 3198	\$495,000	14-Sep-22

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: 12 December 2022

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13/13 WISEWOULD AVENUE SEAFORD VIC 3198

2 1 1

Sold Price **\$531,000** Sold Date **06-Oct-22**

Distance **0.05km**



3/14 CARDER AVENUE SEAFORD VIC 3198

2 1 1

Sold Price **\$495,000** Sold Date **14-Sep-22**

Distance **0.16km**

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

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