

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Clovelly Parade 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

*House

X

*Unit

Suburb

Seaford

Period-from

01 Aug 2018

to

31 Jul 2019

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

24 Portland Parade Seaford VIC 3198	\$767,000	12-Jul-19
13 Luxton Terrace Seaford VIC 3198	\$697,500	18-Apr-19
4 Admans Avenue Seaford VIC 3198	\$700,000	18-Jun-19

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: 21 August 2019

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24 Portland Parade Seaford VIC 3198

Sold Price

\$767,000^{UN}

Sold Date

12-Jul-19

3

2

2

Distance

0.85km
13 Luxton Terrace Seaford VIC 3198

Sold Price

\$697,500

Sold Date

18-Apr-19

3

1

1

Distance

0.99km
4 Admans Avenue Seaford VIC 3198

Sold Price

\$700,000

Sold Date

18-Jun-19

3

1

1

Distance

1.81km
RS = Recent sale

UN = Undisclosed Sale

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