

## 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

11/4-10 Barry Street 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2019

to

31 Mar 2020

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

4/255 Seaford Road Seaford VIC 3198	\$481,000	06-Nov-19
3/67 East Road Seaford VIC 3198	\$540,000	27-Feb-20
1/33-35 Fortescue Avenue Seaford VIC 3198	\$520,000	06-Dec-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: 23 April 2020



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**4/255 Seaford Road Seaford VIC 3198**

Sold Price

**\$481,000**

Sold Date **06-Nov-19**

2 1 1

Distance **0.67km**



**3/67 East Road Seaford VIC 3198**

Sold Price

**\$540,000**

Sold Date **27-Feb-20**

2 2 1

Distance **1.34km**



**1/33-35 Fortescue Avenue Seaford VIC 3198**

Sold Price

**\$520,000**

Sold Date **06-Dec-19**

2 1 2

Distance **1.6km**



**1/113A Kananook Avenue Seaford VIC 3198**

Sold Price

**\$501,000**

Sold Date **27-Nov-19**

2 1 2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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