

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

1/14 ROSSLYN 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

\$699,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,280

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/77 KANANOOK AVENUE SEAFORD VIC 3198	\$715,000	15-Jul-24
1/26 SCOTT STREET SEAFORD VIC 3198	\$815,000	23-Mar-24
4/3 SEAFORD ROAD SEAFORD VIC 3198	\$710,000	16-Apr-24

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: 02 September 2024



2/77 KANANOOK AVENUE SEAFORD VIC 3198

3 2 2

Sold Price

^{RS}

\$715,000

Sold Date

15-Jul-24

Distance

0.57km



1/26 SCOTT STREET SEAFORD VIC 3198

3 2 2

Sold Price

\$815,000

Sold Date

23-Mar-24

Distance

0.77km



4/3 SEAFORD ROAD SEAFORD VIC 3198

3 2 1

Sold Price

\$710,000

Sold Date

16-Apr-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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