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	4 Maple Street 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	$725,000	&	$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,100	Property type	House	Suburb	Seaford
Period-from	01 Oct 2019	to	30 Sep 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
3 Emanuel Drive Seaford VIC 3198	$748,000	24-Oct-19
62 Emanuel Drive Seaford VIC 3198	$738,000	11-Nov-19
4 Ilma Court Seaford VIC 3198	$727,000	14-May-20

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: 30 October 2020

CONSUMER AFFAIRS VICTORIA

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3 Emanuel Drive Seaford VIC 3198 Sold Price **$748,000** Sold Date **24-Oct-19**

3 2 2 Distance **0.22km**



62 Emanuel Drive Seaford VIC 3198 Sold Price **$738,000** Sold Date **11-Nov-19**

4 1 3 Distance **0.34km**



4 Ilma Court Seaford VIC 3198 Sold Price **$727,000** Sold Date **14-May-20**

3 2 2 Distance **0.93km**

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

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