

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

5/11-13 Brunel Road 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,350

Property type

Unit

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

3/153 Austin Road Seaford VIC 3198	\$500,000	11-Jun-20
3/67 East Road Seaford VIC 3198	\$540,000	27-Feb-20
4/180 Old Wells Road Seaford VIC 3198	\$520,000	26-Mar-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: 08 October 2020



3/153 Austin Road Seaford VIC 3198 Sold Price **\$500,000** Sold Date **11-Jun-20**

 2  1  1

Distance **0.45km**



3/67 East Road Seaford VIC 3198 Sold Price **\$540,000** Sold Date **27-Feb-20**

 2  2  1

Distance **0.51km**



4/180 Old Wells Road Seaford VIC 3198 Sold Price **\$520,000** Sold Date **26-Mar-20**

 3  1  1

Distance **0.96km**



3/11 East Road Seaford VIC 3198 Sold Price **\$530,000** Sold Date **03-Dec-19**

 3  1  1

Distance **0.13km**



3/47 Barry Street Seaford VIC 3198 Sold Price **\$558,500** Sold Date **21-Jul-20**

 3  1  2

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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