

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 8/18 Hadley Street, Seaford, VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$475,000

&

\$510,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Seaford (3198)

Period - From

01/07/2023

to

30/06/2024

Source

Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
29/8 HANNAH STREET, SEAFORD VIC 3198	\$505,000	01/11/2023
11/17 CLAUDE STREET, SEAFORD VIC 3198	\$480,000	17/07/2023
7/38 HADLEY STREET, SEAFORD VIC 3198	\$492,000	25/02/2023

This Statement of Information was prepared on: 23/08/2024