

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

1/6 Jubilee 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

\$440,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,100

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

2/33-35 Fortescue Avenue Seaford VIC 3198	\$485,000	20-Sep-20
11/4-10 Barry Street Seaford VIC 3198	\$502,500	15-May-20
2/9 Molesworth Street Seaford VIC 3198	\$445,000	02-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



2/33-35 Fortescue Avenue Seaford VIC 3198

Sold Price

^{RS} **\$485,000** ^{UN}

Sold Date **20-Sep-20**

2 1 2

Distance **1.42km**



11/4-10 Barry Street Seaford VIC 3198

Sold Price

\$502,500

Sold Date **15-May-20**

2 1 1

Distance **1.45km**



2/9 Molesworth Street Seaford VIC 3198

Sold Price

\$445,000

Sold Date **02-May-20**

2 1 1

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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