

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

11 Sunny Court, Seaford 3198 - Land size *593m²

Indicative selling price

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

\$640,000

&

\$680,000

Median sale price

Median Price

\$759,500

Property type

House

Suburb

Seaford

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

Comparable property sales

These are the five 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 Sturdee Street, Seaford 3198 *Land size 525m ²  3  1  1	\$642,500	01-Apr-21
54 Maple Street, Seaford 3198 *Land size 594m ²  3  1  2	\$675,000	25-May-21
3 Bambra Court, Seaford 3198 *Land size 574m ²  3  1  1	\$675,000	24-Jun-21
12 Keerok Avenue, Seaford 3198 *Land size 653m ²  3  1  2	\$681,000	15-May-21
59 Hadley Street, Seaford 3198 *Land size 694m ²  3  1  2	\$702,011	05-Jul-21

*approximates only

consumer.vic.gov.au



This Statement of Information was prepared on: 6 September 2021



3 Sturdee Street Seaford 3198

*Land size *525m2

3 1 1

Sold Price

\$642,500

Sold Date

01-Apr-21

Distance

0.06km



54 Maple Street Seaford 3198

*Land size *594m2

3 1 2

Sold Price

\$675,000

Sold Date

25-May-21

Distance

0.66km



3 Bambra Court Seaford 3198

*Land size *574m2

3 1 1

Sold Price

\$675,000

Sold Date

24-Jun-21

Distance

0.2km



12 Keerok Avenue Seaford 3198

*Land size *653m2

3 1 2

Sold Price

\$681,000

Sold Date

15-May-21

Distance

0.58km



59 Hadley Street Seaford 3198

*Land size *694m2

3 1 2

Sold Price

\$702,011

Sold Date

05-Jul-21

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

*approximates only

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