

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

1/20 WELLS 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/75 KIRKWOOD AVENUE SEAFORD VIC 3198	\$470,000	25-Oct-23
4/46 HADLEY STREET SEAFORD VIC 3198	\$480,000	15-Dec-23
7/7-9 RODNEY COURT FRANKSTON VIC 3199	\$451,500	23-Oct-23

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: 17 April 2024


**3/75 KIRKWOOD AVENUE
SEAFORD VIC 3198**
 2  1  1

Sold Price

\$470,000

Sold Date

25-Oct-23

Distance

0.37km

**4/46 HADLEY STREET SEAFORD
VIC 3198**
 3  1  1

Sold Price

\$480,000

Sold Date

15-Dec-23

Distance

0.74km

**7/7-9 RODNEY COURT
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$451,500

Sold Date

23-Oct-23

Distance

1.29km
RS = Recent sale

UN = Undisclosed Sale

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