

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

2/6 Molesworth Street 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2019

to

31 Dec 2019

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

6/31-33 Fellowes Street Seaford VIC 3198	\$550,000	16-Dec-19
3/111 East Road Seaford VIC 3198	\$606,000	08-Nov-19
80A Rosslyn Avenue Seaford VIC 3198	\$635,000	10-Sep-19

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: 15 January 2020


6/31-33 Fellowes Street Seaford VIC 3198

 3
  2
  2

Sold Price

^{RS}
\$550,000

Sold Date

16-Dec-19

Distance

0.34km

3/111 East Road Seaford VIC 3198

 3
  2
  2

Sold Price

\$606,000

Sold Date

08-Nov-19

Distance

0.89km

80A Rosslyn Avenue Seaford VIC 3198

 3
  2
  2

Sold Price

\$635,000

Sold Date

10-Sep-19

Distance

1.73km
RS = Recent sale

UN = Undisclosed Sale

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