

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale Section 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode

20 BARRY STREET, SEAFORD, VIC 3198

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

\$750,000

&

\$795,000

Median sale price

Median Price

\$853,750

Property type

House

Suburb

Seaford

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 2 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.



**42 BARRY STREET
SEAFORD 3198**

Sold Price

\$785,000

Sold Date

18-Jul-24

3 1 1

Distance

0.2km

Land size 352 sqm



**17 BOSTON AVENUE
SEAFORD 3198**

Sold Price

\$741,000

Sold Date

22-Apr-24

3 1 1

Distance

0.42km

Land size 534sqm



**35 BAYSIDE GROVE
SEAFORD 3198**

Sold Price

\$750,000

Sold Date

25-May-24

3 1 2

Distance

1.32km

Land size 567sqm



**5 RICHARDSON STREET
SEAFORD 3198**

Sold Price

\$750,000

Sold Date

07-May-24

3 1 2

Distance

1.43km

Land size 644sqm



**73 MAPLE STREET
SEAFORD 3198**

Sold Price

\$795,000

Sold Date

12-Feb-24

3 1 2

Distance

1.4km

Land size 566sqm



**58 AUSTIN ROAD
SEAFORD 3198**

Sold Price

\$800,000

Sold Date

04-Apr-24

3 1 2

Distance

1.4km

Land size 535sqm