

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

9/46 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2021

to

28 Feb 2022

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

8/46 MOLESWORTH STREET SEAFORD VIC 3198	\$768,000	06-Dec-21
3/46 MOLESWORTH STREET SEAFORD VIC 3198	\$710,000	23-Dec-21
1/13 HODGES STREET SEAFORD VIC 3198	\$770,000	25-Sep-21

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: 09 March 2022



**8/46 MOLESWORTH STREET
SEAFORD VIC 3198**

 3  2  4

Sold Price

^{RS}

\$768,000

Sold Date

06-Dec-21

Distance

0.02km

Notes from your agent

I sold this late last year.



**3/46 MOLESWORTH STREET
SEAFORD VIC 3198**

 3  2  2

Sold Price

\$710,000

Sold Date

23-Dec-21

Distance

0.04km

Notes from your agent

should never of gone to auction



**1/13 HODGES STREET SEAFORD
VIC 3198**

 3  2  2

Sold Price

\$770,000

Sold Date

25-Sep-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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