

## 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

3 Nickson Court Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2018

to

30 Sep 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

7 Fleming Court Seaford VIC 3198	\$560,000	17-May-19
8 Downs Road Seaford VIC 3198	\$588,000	17-May-19
10 Benelong Crescent Seaford VIC 3198	\$595,000	04-Oct-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: 22 October 2019

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### 7 Fleming Court Seaford VIC 3198

Sold Price

**\$560,000**

Sold Date

**17-May-19**

 3  2  1

Distance

**0.16km**



### 8 Downs Road Seaford VIC 3198

Sold Price

**\$588,000**

Sold Date

**17-May-19**

 4  2  1

Distance

**0.54km**



### 10 Benelong Crescent Seaford VIC 3198

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date

**04-Oct-19**

 3  1  1

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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