

## 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

2/13 Northcote Street 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2/4 Reserve Road Seaford VIC 3198 | \$855,000 | 28-Aug-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: 20 November 2021

**2/4 Reserve Road Seaford VIC 3198** Sold Price**\$855,000** Sold Date **28-Aug-21** 3  2  2Distance **1.21km****RS** = Recent sale**UN** = Undisclosed Sale

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