

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

1/8 CARDER AVENUE 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,280

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/34 BOONONG AVENUE SEAFORD VIC 3198	\$440,000	22-Mar-24
1/11 WISEWOULD AVENUE SEAFORD VIC 3198	\$480,000	01-Sep-24
311/377 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$527,000	26-Mar-24

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: 17 September 2024



**1/34 BOONONG AVENUE
SEAFORD VIC 3198**

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Sold Price **\$440,000** Sold Date **22-Mar-24**

Distance **0.22km**



**1/11 WISEWOULD AVENUE
SEAFORD VIC 3198**

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **01-Sep-24**

Distance **0.14km**



**311/377 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

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Sold Price **\$527,000** Sold Date **26-Mar-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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