

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

3/71-73 Claude 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2020

to

31 Jan 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

1/44 Hadley Street Seaford VIC 3198	\$494,000	12-Nov-20
2/224 Frankston-Dandenong Road Seaford VIC 3198	\$527,112	10-Jul-20
20/8 Hannah Street Seaford VIC 3198	-	24-Jan-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: 04 February 2021

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1/44 Hadley Street Seaford VIC 3198

Sold Price **\$494,000** Sold Date **12-Nov-20**

3 1 1

Distance **0.4km**



2/224 Frankston-Dandenong Road Seaford VIC 3198

Sold Price **\$527,112** Sold Date **10-Jul-20**

3 1 2

Distance **0.5km**



20/8 Hannah Street Seaford VIC 3198

Sold Price ^{RS} - Sold Date **24-Jan-21**

3 1 1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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