

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

4 MITCHELL 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2024

to

28 Feb 2025

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

4 AUSTIN ROAD SEAFORD VIC 3198	\$990,000	10-Oct-24
1/52 FORTESCUE AVENUE SEAFORD VIC 3198	\$880,000	26-Feb-25
3/58 NEPEAN HIGHWAY SEAFORD VIC 3198	\$880,000	23-Dec-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: 04 March 2025



4 AUSTIN ROAD SEAFORD VIC 3198

 3  2  1

Sold Price

^{RS} **\$990,000**

Sold Date

10-Oct-24

Distance

0.1km



1/52 FORTESCUE AVENUE SEAFORD VIC 3198

 3  2  2

Sold Price

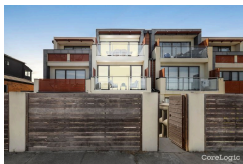
^{RS} **\$880,000**

Sold Date

26-Feb-25

Distance

1.12km



3/58 NEPEAN HIGHWAY SEAFORD VIC 3198

 3  2  -

Sold Price

\$880,000

Sold Date

23-Dec-24

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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