

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 CANE 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

\$800,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Seaford

Period-from

01 Aug 2022

to

31 Jul 2023

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

26 HUNT DRIVE SEAFORD VIC 3198	\$830,000	16-Feb-23
6 CHRISTINE COURT SEAFORD VIC 3198	\$833,000	21-Feb-23
16 ERWIN DRIVE SEAFORD VIC 3198	\$795,000	07-Mar-23

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: 10 August 2023



26 HUNT DRIVE SEAFORD VIC 3198

Sold Price

\$830,000

Sold Date

16-Feb-23

4

2

4

Distance

1.52km

26 Hunt Drive, Seaford

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6 CHRISTINE COURT SEAFORD VIC 3198

Sold Price

\$833,000

Sold Date

21-Feb-23

4

2

2

Distance

0.14km

16 Erwin Drive, Seaford

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16 ERWIN DRIVE SEAFORD VIC 3198

Sold Price

\$795,000

Sold Date

07-Mar-23

3

2

3

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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