

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

9 Kananook 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

\$845,000

&

\$929,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Seaford

Period-from

01 Nov 2018

to

31 Oct 2019

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

112 Rosslyn Avenue Seaford VIC 3198	\$848,000	19-Aug-19
72 Kananook Avenue Seaford VIC 3198	\$840,000	24-Jul-19

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 2019



112 Rosslyn Avenue Seaford VIC 3198

3 2 4

Sold Price **\$848,000** Sold Date **19-Aug-19**

Distance **0.97km**



72 Kananook Avenue Seaford VIC 3198

3 1 5

Sold Price **\$840,000** Sold Date **24-Jul-19**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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