

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

2 MICHAEL COURT 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

\$1,035,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Land

Suburb

Seaford

Period-from

01 Mar 2023

to

29 Feb 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

7 HAROLD STREET SEAFORD VIC 3198	\$1,110,000	15-Sep-23
11 COONARA AVENUE SEAFORD VIC 3198	\$1,140,000	24-Feb-24
45 SEAFORD ROAD SEAFORD VIC 3198	\$1,035,000	08-Nov-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: 05 March 2024



7 HAROLD STREET SEAFORD VIC 3198

Sold Price

^{RS} **\$1,110,000**

Sold Date

15-Sep-23

 4  2  8

Distance

0.58km



11 COONARA AVENUE SEAFORD VIC 3198

Sold Price

^{RS} **\$1,140,000**

Sold Date

24-Feb-24

 4  2  2

Distance

0.92km



45 SEAFORD ROAD SEAFORD VIC 3198

Sold Price

\$1,035,000

Sold Date

08-Nov-23

 3  2  5

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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