

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

8 Ti-Tree Crescent 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Seaford

Period-from

01 Dec 2018

to

30 Nov 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

10 Benelong Crescent Seaford VIC 3198	\$595,000	21-Sep-19
3 Boston Avenue Seaford VIC 3198	\$595,000	17-Aug-19
2 Christine Court Seaford VIC 3198	\$605,000	31-Oct-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: 10 December 2019



OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



10 Benelong Crescent Seaford VIC 3198

Sold Price

\$595,000

Sold Date

21-Sep-19

3

1

1

Distance

0.37km



3 Boston Avenue Seaford VIC 3198

Sold Price

Sold Date

17-Aug-19

3

1

1

Distance

0.37km



2 Christine Court Seaford VIC 3198

Sold Price

^{RS} **\$605,000**

Sold Date

31-Oct-19

3

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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