

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

3/25 WELLS ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/18 CARDER AVENUE SEAFORD VIC 3198	\$465,000	19-Jul-22
1/8-12 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$451,000	24-Nov-21
4/10 CARDER AVENUE SEAFORD VIC 3198	\$495,000	21-Jan-22

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: 13 August 2022


**2/18 CARDER AVENUE SEAFORD
VIC 3198**
 2  1  1

Sold Price

^{RS}
\$465,000

Sold Date

19-Jul-22

Distance

0.42km

**1/8-12 BAINBRIDGE AVENUE
SEAFORD VIC 3198**
 2  1  1

Sold Price

\$451,000

Sold Date

24-Nov-21

Distance

0.49km

**4/10 CARDER AVENUE SEAFORD
VIC 3198**
 1  1  1

Sold Price

\$495,000

Sold Date

21-Jan-22

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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