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

40 Barry Street 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	\$690,000	&	\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Prop	erty type House		Suburb	Seaford	
Period-from	01 Apr 2019	to	31 Mar 2	2020	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.

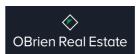
Address of comparable property	Price	Date of sale	
35 Lorna Street Seaford VIC 3198	\$691,500	14-Jan-20	
62 Emanuel Drive Seaford VIC 3198	\$738,000	11-Nov-19	
7 Raymond Road Seaford VIC 3198	\$717,500	23-Nov-19	

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: 07 April 2020





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35 Lorna Street Seaford VIC 3198

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Sold Price

\$691,500 Sold Date **14-Jan-20**

Distance

1.01km



\$738,000 Sold Date **11-Nov-19**



62 Emanuel Drive Seaford VIC 3198 Sold Price

Distance 1.1km



二 2

7 Raymond Road Seaford VIC 3198 Sold Price

\$ 2

\$717,500 Sold Date 23-Nov-19

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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