

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

2/29 MOLESWORTH 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2023

to

31 Oct 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

1/20 WELLS ROAD SEAFORD VIC 3198	\$460,000	28-Aug-24
13/19 WELLS ROAD SEAFORD VIC 3198	\$475,000	19-Aug-24
8/18 HADLEY STREET SEAFORD VIC 3198	\$490,000	16-Oct-24

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.~~

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1/20 WELLS ROAD SEAFORD VIC 3198

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **28-Aug-24**

 2  1  1

Distance **1.97km**



13/19 WELLS ROAD SEAFORD VIC 3198

Sold Price **\$475,000** Sold Date **19-Aug-24**

 2  1  1

Distance **1.99km**



8/18 HADLEY STREET SEAFORD VIC 3198

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **16-Oct-24**

 2  1  1

Distance **1.5km**

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

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