

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

7/70 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

\$665,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2020

to

31 May 2021

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

4/5 Kerry Street Seaford VIC 3198	\$660,000	05-Apr-21
2/19 Chicquita Avenue Seaford VIC 3198	\$700,000	21-Mar-21
22A Railway Parade Seaford VIC 3198	\$705,000	13-Feb-21

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: 22 June 2021



4/5 Kerry Street Seaford VIC 3198 Sold Price **\$660,000** Sold Date **05-Apr-21**

 3  2  2

Distance **0.18km**



2/19 Chicquita Avenue Seaford VIC 3198 Sold Price **\$700,000** Sold Date **21-Mar-21**

 3  2  1

Distance **0.74km**



22A Railway Parade Seaford VIC 3198 Sold Price **\$705,000** Sold Date **13-Feb-21**

 3  2  1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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