

## 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

13A CHICQUITA AVENUE SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$1,034,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Seaford

Period-from

01 Dec 2023

to

30 Nov 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

16B FORTESCUE AVENUE SEAFORD VIC 3198	-	27-Jul-24
2 BOGNOR AVENUE SEAFORD VIC 3198	-	30-Aug-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.

This Statement of Information was prepared on: 18 December 2024

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**16B FORTESCUE AVENUE  
SEAFORD VIC 3198**

4 2 2

Sold Price

RS UN

Sold Date **27-Jul-24**

Distance **1.51km**



**2 BOGNOR AVENUE SEAFORD VIC  
3198**

4 3 -

Sold Price

- Sold Date **30-Aug-24**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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