

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

13/13 WISEWOULD AVENUE 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2021

to

31 Aug 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

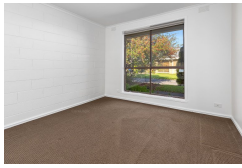
Date of sale

1/18 HADLEY STREET SEAFORD VIC 3198	\$475,000	20-Sep-22
2/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$485,000	13-Aug-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: 28 September 2022



**1/18 HADLEY STREET SEAFORD
VIC 3198**

 2  1  1

Sold Price

^{RS}

\$475,000

Sold Date

20-Sep-22

Distance

0.94km



**2/20-22 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price

\$485,000

Sold Date

13-Aug-22

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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