

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

5/1-3 BRAEMAR 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/1-3 BRAEMAR STREET SEAFORD VIC 3198	\$360,000	18-Mar-23
1/21 WELLS ROAD SEAFORD VIC 3198	\$650,000	24-Aug-23
3/13 FAIRWAY STREET FRANKSTON VIC 3199	\$330,000	26-Jun-23

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: 08 September 2023



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**3/1-3 BRAEMAR STREET SEAFORD
VIC 3198**

Sold Price

\$360,000

Sold Date

18-Mar-23

2

1

-

Distance

0.01km



**1/21 WELLS ROAD SEAFORD VIC
3198**

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date

24-Aug-23

2

1

1

Distance

0.6km



**3/13 FAIRWAY STREET
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$330,000**

Sold Date

26-Jun-23

2

1

1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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