

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

11/4-10 Barry 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2019

to

31 Mar 2020

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

4/255 Seaford Road Seaford VIC 3198	\$481,000	06-Nov-19
3/67 East Road Seaford VIC 3198	\$540,000	27-Feb-20
1/33-35 Fortescue Avenue Seaford VIC 3198	\$520,000	06-Dec-19

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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4/255 Seaford Road Seaford VIC 3198

Sold Price

\$481,000

Sold Date **06-Nov-19**

2 1 1

Distance **0.67km**



3/67 East Road Seaford VIC 3198

Sold Price

\$540,000

Sold Date **27-Feb-20**

2 2 1

Distance **1.34km**



1/33-35 Fortescue Avenue Seaford VIC 3198

Sold Price

\$520,000

Sold Date **06-Dec-19**

2 1 2

Distance **1.6km**



1/113A Kananook Avenue Seaford VIC 3198

Sold Price

\$501,000

Sold Date **27-Nov-19**

2 1 2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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