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

2/2 Sunrae Court 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	\$680,000	&	\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$584,250	Prope	erty type	type Unit		Suburb	Seaford
Period-from	01 Nov 2020	to	31 Oct 2	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.

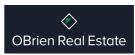
Address of comparable property	Price	Date of sale
39 Westley Street Carrum VIC 3197	\$752,500	27-Oct-21
17 Parkside Boulevard Carrum VIC 3197	\$678,300	27-Sep-21
1/25 Portland Parade Seaford VIC 3198	\$761,000	23-Jun-21

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: 09 November 2021





Vince Mirabella

P 97727077

M 0415536600

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39 Westley Street Carrum VIC 3197 Sold Price

** **\$752,500** Sold Date **27-Oct-21**

Distance

1.23km



17 Parkside Boulevard Carrum VIC Sold Price 3197

\$ 1

⇔ 2

\$678,300 Sold Date **27-Sep-21**

= 3

₾ 1 **=** 2

Distance

0.69km



1/25 Portland Parade Seaford VIC 3198

Sold Price

\$761,000 Sold Date 23-Jun-21

二 2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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