

## 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

2/40 McKenzie Street 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,500

Property type

House

Suburb

Seaford

Period-from

01 May 2020

to

30 Apr 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

7 Harold Street Seaford VIC 3198	\$890,000	10-Dec-20
65 Park Street Seaford VIC 3198	\$955,000	22-Dec-20
13 Shirley Avenue Seaford VIC 3198	\$975,000	06-Feb-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.~~

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7 Harold Street Seaford VIC 3198

Sold Price

**\$890,000**

Sold Date

**10-Dec-20**

3 2 4

Distance

**0.09km**



65 Park Street Seaford VIC 3198

Sold Price

**\$955,000**

Sold Date

**22-Dec-20**

4 2 2

Distance

**0.65km**



13 Shirley Avenue Seaford VIC 3198

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date

**06-Feb-21**

4 2 2

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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