

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

2/5 BRUNEL ROAD 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

\$515,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2023

to

30 Apr 2024

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

3/7-9 WEBB STREET SEAFORD VIC 3198	\$506,000	23-Feb-24
2/5 TI-TREE CRESCENT SEAFORD VIC 3198	\$575,500	04-May-24
1/69 FORTESCUE AVENUE SEAFORD VIC 3198	\$690,000	15-Mar-24

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: 14 May 2024



3/7-9 WEBB STREET SEAFORD VIC 3198

Sold Price

^{RS} **\$506,000**

Sold Date

23-Feb-24

 3

 1

 1

Distance

1.3km



2/5 TI-TREE CRESCENT SEAFORD VIC 3198

Sold Price

^{RS} **\$575,500**

Sold Date

04-May-24

 3

 1

 1

Distance

1.47km



1/69 FORTESCUE AVENUE SEAFORD VIC 3198

Sold Price

\$690,000

Sold Date

15-Mar-24

 3

 1

 1

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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