

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

21/8 HANNAH 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2024

to

31 Mar 2025

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

6/1 YOUNG STREET SEAFORD VIC 3198

\$552,000

04-Feb-25

1/180 OLD WELLS ROAD SEAFORD VIC 3198

\$575,000

18-Mar-25

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: 02 April 2025

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6/1 YOUNG STREET SEAFORD VIC 3198 Sold Price **\$552,000** Sold Date **04-Feb-25**

 2  1  1

Distance **1.73km**



1/180 OLD WELLS ROAD SEAFORD VIC 3198 Sold Price ^{RS} **\$575,000** Sold Date **18-Mar-25**

 2  1  1

Distance **3.15km**

RS = Recent sale **UN** = Undisclosed Sale

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