

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

4/1-3 BRAEMAR 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

\$420,000

&

\$450,000

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

4/15 DUNCAN AVENUE SEAFORD VIC 3198

\$460,000

01-Apr-25

3/33A ORWIL STREET FRANKSTON VIC 3199

\$462,000

29-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.

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4/15 DUNCAN AVENUE SEAFORD VIC 3198

Sold Price

^{RS} **\$460,000**

Sold Date

01-Apr-25

 2

 1

 1

Distance

0.93km



3/33A ORWIL STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$462,000**

Sold Date

29-Mar-25

 2

 1

 1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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