

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 2/7 RAILWAY PARADE 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 \$430,000 & \$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$632,500 Property type Unit Suburb Seaford

Period-from 01 Mar 2024 to 28 Feb 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
5/1 MORESBY AVENUE SEAFORD VIC 3198	\$1,110,000	09-Nov-24
13/39-41 NEPEAN HIGHWAY SEAFORD VIC 3198	\$1,018,200	01-Nov-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: 06 March 2025

.gov

CONSUMER
AFFAIRS VICTORIA



**5/1 MORESBY AVENUE SEAFORD
VIC 3198**

Sold Price

\$1,110,000 Sold Date **09-Nov-24**

 3  2  2

Distance **0.76km**



**13/39-41 NEPEAN HIGHWAY
SEAFORD VIC 3198**

Sold Price

RS \$1,018,200 Sold Date **01-Nov-24**

 3  2  2

Distance **2.17km**

RS = Reserve only

Un = Unfurnished Sale

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