

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

3/47 Barry 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2019

to

30 Jun 2020

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

6/16-18 Fellowes Street Seaford VIC 3198	\$545,000	12-Jan-19
3/50 Fellowes Street Seaford VIC 3198	\$542,500	31-Aug-19
3/111 East Road Seaford VIC 3198	\$606,000	08-Nov-19

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: 04 July 2020



6/16-18 Fellowes Street Seaford VIC 3198 Sold Price **\$545,000** Sold Date **12-Jan-19**
 Distance **0.14km**
 3 1 1



3/50 Fellowes Street Seaford VIC 3198 Sold Price **\$542,500** Sold Date **31-Aug-19**
 Distance **0.28km**
 3 1 2



3/111 East Road Seaford VIC 3198 Sold Price **\$606,000** Sold Date **08-Nov-19**
 Distance **0.82km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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