

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

2/3 McRae 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2020

to

30 Nov 2021

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

| | | |
|---|-----------|-----------|
| 9/44-45 Nepean Highway Seaford VIC 3198 | \$575,000 | 02-Dec-21 |
| 1/23 Kirkwood Avenue Seaford VIC 3198 | \$575,500 | 10-Nov-21 |
| 3/8 Wisewould Avenue Seaford VIC 3198 | \$560,500 | 30-Oct-21 |

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: 07 December 2021



9/44-45 Nepean Highway Seaford VIC 3198

Sold Price

^{RS} **\$575,000**

Sold Date

02-Dec-21

 2  1  1

Distance

1.53km



1/23 Kirkwood Avenue Seaford VIC 3198

Sold Price

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

Sold Date

10-Nov-21

 2  1  1

Distance

1.56km



3/8 Wisewould Avenue Seaford VIC 3198

Sold Price

^{RS} **\$560,500**

Sold Date

30-Oct-21

 2  1  1

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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