

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

1/22 KIRKWOOD AVENUE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/18 CHARLES STREET SEAFORD VIC 3198	\$700,000	13-May-22
3/17 KANANOOK AVENUE SEAFORD VIC 3198	\$750,000	23-Jun-22
17A KIRKWOOD AVENUE SEAFORD VIC 3198	-	01-Oct-22

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: 14 October 2022



**1/18 CHARLES STREET SEAFORD
 VIC 3198**

 3  1  1

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **13-May-22**

Distance **1.79km**



**3/17 KANANOOK AVENUE
 SEAFORD VIC 3198**

 3  1  2

Sold Price **\$750,000** Sold Date **23-Jun-22**

Distance **0.46km**



**17A KIRKWOOD AVENUE
 SEAFORD VIC 3198**

 3  2  2

Sold Price ^{RS} - Sold Date **01-Oct-22**

Distance **0.06km**

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

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