

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 BAYSIDE GROVE 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

\$785,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Seaford

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price



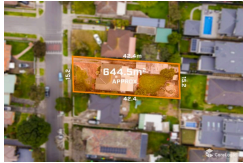



Date of sale

21 MITCHELL STREET SEAFORD VIC 3198	920000	26-Nov-22
26 MITCHELL STREET SEAFORD VIC 3198	850000	25-Oct-22
4 WISE AVENUE SEAFORD VIC 3198	750000	19-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 December 2022

	21 MITCHELL STREET SEAFORD VIC 3198	Sold Price	^{RS} 920000	Sold Date 26-Nov-22
		Distance 0.54km		
	26 MITCHELL STREET SEAFORD VIC 3198	Sold Price	^{RS} 850000	Sold Date 25-Oct-22
		Distance 0.57km		
	4 WISE AVENUE SEAFORD VIC 3198	Sold Price	750000	Sold Date 19-Sep-22
		Distance 0.14km		

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

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