

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

1/21 OVERTON ROAD 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

\$469,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/51 BOONONG AVENUE SEAFORD VIC 3198	496000	06-Jun-23
7/38 HADLEY STREET SEAFORD VIC 3198	492000	25-Feb-23
6/8 WISEWOULD AVENUE SEAFORD VIC 3198	550000	03-Aug-23

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: 28 August 2023



**5/51 BOONONG AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price ^{RS} **496000** Sold Date **06-Jun-23**

Distance **0.46km**



**7/38 HADLEY STREET SEAFORD
VIC 3198**

 2  1  2

Sold Price **492000** Sold Date **25-Feb-23**

Distance **1.14km**



**6/8 WISEWOULD AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price ^{RS} **550000** Sold Date **03-Aug-23**

Distance **0.17km**

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

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