

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

18A MCKENZIE 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

\$1,045,000

&

\$1,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 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

2/14A JOHNSTONE STREET SEAFORD VIC 3198	1070000	09-Sep-23
28A NABILLA AVENUE SEAFORD VIC 3198	1145000	08-Sep-23
25A WEATHERSTON ROAD SEAFORD VIC 3198	1175000	26-Apr-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: 17 January 2024

**2/14A JOHNSTONE STREET
 SEAFORD VIC 3198**

Sold Price **1070000** Sold Date **09-Sep-23**

 3  2  -

Distance -



**28A NABILLA AVENUE SEAFORD
 VIC 3198**

Sold Price **1145000** Sold Date **08-Sep-23**

 4  3  2

Distance **1.88km**



**25A WEATHERSTON ROAD
 SEAFORD VIC 3198**

Sold Price **1175000** Sold Date **26-Apr-23**

 4  3  2

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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