

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

11 JAMES 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

\$845,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,549

Property type

House

Suburb

Seaford

Period-from

01 Jun 2023

to

31 May 2024

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

37 NABILLA AVENUE SEAFORD VIC 3198	852500	16-Mar-24
13 TORQUAY AVENUE SEAFORD VIC 3198	882000	11-May-24
8 ATTUNGA CRESCENT SEAFORD VIC 3198	910000	16-May-24

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: 12 June 2024



**37 NABILLA AVENUE SEAFORD
VIC 3198**

3 1 -

Sold Price

^{RS} **852500**

Sold Date

16-Mar-24

Distance

1.72km



**13 TORQUAY AVENUE SEAFORD
VIC 3198**

3 1 -

Sold Price

^{RS} **882000**

Sold Date

11-May-24

Distance

0.71km



**8 ATTUNGA CRESCENT SEAFORD
VIC 3198**

3 1 -

Sold Price

^{RS} **910000**

Sold Date

16-May-24

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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