

## 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

1/46 MOLESWORTH STREET SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Seaford

Period-from

01 Aug 2023

to

31 Jul 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

2/41 MOLESWORTH STREET SEAFORD VIC 3198	740000	03-Jun-24
42 BARRY STREET SEAFORD VIC 3198	785000	18-Jul-24
2/37 FELLOWES STREET SEAFORD VIC 3198	700000	08-Jul-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: 07 August 2024

 <small>2/41 Molesworth Street, Seaford</small>	<b>2/41 MOLESWORTH STREET SEAFORD VIC 3198</b> 3  2  2	Sold Price	<b>740000</b>	Sold Date	<b>03-Jun-24</b>	Distance	<b>0.06km</b>
	<b>42 BARRY STREET SEAFORD VIC 3198</b> 3  1  -	Sold Price	<sup>RS</sup> <b>785000</b>	Sold Date	<b>18-Jul-24</b>	Distance	-
	<b>2/37 FELLOWES STREET SEAFORD VIC 3198</b> 3  2  2	Sold Price	<sup>RS</sup> <b>700000</b>	Sold Date	<b>08-Jul-24</b>	Distance	<b>0.21km</b>

RS = Recent sale      UN = Undisclosed Sale

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