

## 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

6 ELISDON DRIVE 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

\$755,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Seaford

Period-from

01 Sep 2023

to

31 Aug 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

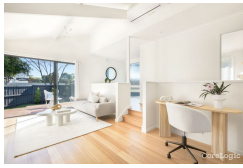
Date of sale

42 BARRY STREET SEAFORD VIC 3198	785000	18-Jul-24
26 ELISDON DRIVE SEAFORD VIC 3198	835000	17-Jun-24
5 RICHARDSON STREET SEAFORD VIC 3198	750000	07-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: 11 September 2024



## 42 BARRY STREET SEAFORD VIC 3198

Sold Price

<sup>RS</sup> 785000

Sold Date

18-Jul-24

 3  1  -

Distance

-



## 26 ELISDON DRIVE SEAFORD VIC 3198

Sold Price

835000

Sold Date

17-Jun-24

 4  1  2

Distance

0.23km



## 5 RICHARDSON STREET SEAFORD VIC 3198

Sold Price

750000

Sold Date

07-May-24

 3  1  2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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