

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 SLATER COURT 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

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Apr 2024

to

31 Mar 2025

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

15 BENELONG CRESCENT SEAFORD VIC 3198	925000	02-Apr-25
6 SEACREST AVENUE SEAFORD VIC 3198	906000	18-Dec-24
2 LUCAS CRESCENT SEAFORD VIC 3198	862000	15-Oct-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: 14 April 2025



**15 BENELONG CRESCENT
SEAFORD VIC 3198**

 4  2  2

Sold Price

^{RS} **925000**

Sold Date **02-Apr-25**

Distance **0.99km**



**6 SEACREST AVENUE SEAFORD
VIC 3198**

 4  2  2

Sold Price

906000

Sold Date **18-Dec-24**

Distance **0.37km**



**2 LUCAS CRESCENT SEAFORD VIC
3198**

 4  2  1

Sold Price

862000

Sold Date **15-Oct-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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