

## 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

7 Chapman Avenue 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Seaford

Period-from

01 Feb 2020

to

31 Jan 2021

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 24 Selsey Street Seaford VIC 3198    | \$1,230,000 | 12-Dec-20 |
| 222 Nepean Highway Seaford VIC 3198  | \$1,440,000 | 14-Nov-20 |
| 116 Kananook Avenue Seaford VIC 3198 | \$1,130,000 | 21-Feb-21 |

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: 23 February 2021



24 Selsey Street Seaford VIC 3198

Sold Price

<sup>RS</sup> \$1,230,000

Sold Date

12-Dec-20

 3  2  6

Distance

0.99km



222 Nepean Highway Seaford VIC 3198

Sold Price

\$1,440,000

Sold Date

14-Nov-20

 4  3  2

Distance

1.25km



116 Kananook Avenue Seaford VIC 3198

Sold Price

<sup>RS</sup> \$1,130,000 <sup>UN</sup>

Sold Date

21-Feb-21

 4  3  4

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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