

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

3/30 Hadley 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

\$415,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2018

to

31 Aug 2019

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

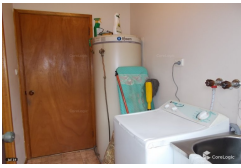
Date of sale

1/46 Hadley Street Seaford VIC 3198	\$510,000	02-Jul-19
1/13 Webb Street Seaford VIC 3198	\$416,000	29-May-19
30/2 Spray Street Frankston VIC 3199	\$425,000	15-Mar-19

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: 16 September 2019



1/46 Hadley Street Seaford VIC 3198

Sold Price

\$510,000

Sold Date

02-Jul-19

 3  1  1

Distance

0.17km



1/13 Webb Street Seaford VIC 3198

Sold Price

\$416,000

Sold Date

29-May-19

 3  1  1

Distance

0.99km



30/2 Spray Street Frankston VIC 3199

Sold Price

\$425,000

Sold Date

15-Mar-19

 3  1  2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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