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	163 FORTESCUE AVENUE 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	$745,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Seaford
Period-from	01 Oct 2023	to	30 Sep 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
1/69 KIRKWOOD AVENUE SEAFORD VIC 3198	$790,000	18-Jun-24
2/35 WEATHERSTON ROAD SEAFORD VIC 3198	$780,000	06-May-24
1/46 MOLESWORTH STREET SEAFORD VIC 3198	$760,000	02-Sep-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: 23 October 2024

OBrien Real Estate

Michelle Stephens
P 03 9783 0688
M 0417 352 644
E michelle.stephens@obre.com.au



1/69 KIRKWOOD AVENUE SEAFORD VIC 3198

3 2 2

Sold Price **$790,000** Sold Date **18-Jun-24**

Distance **0.33km**



2/35 WEATHERSTON ROAD SEAFORD VIC 3198

3 1 2

Sold Price **$780,000** Sold Date **06-May-24**

Distance **1.7km**



1/46 MOLESWORTH STREET SEAFORD VIC 3198

3 2 2

Sold Price RS **$760,000** Sold Date **02-Sep-24**

Distance **2.32km**

RS = Recent sale **UN** = Undisclosed Sale

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