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	1/6 LORNA 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	$750,000	&	$825,000

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
1/14 DUNCAN AVENUE SEAFORD VIC 3198	$780,000	19-Jun-24
2/16 TI-TREE CRESCENT SEAFORD VIC 3198	$820,000	10-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: 19 October 2024

OBrien Real Estate

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1/14 DUNCAN AVENUE SEAFORD VIC 3198

3 2 2

Sold Price **$780,000** Sold Date **19-Jun-24**

Distance **1.16km**



2/16 TI-TREE CRESCENT SEAFORD VIC 3198

3 2 2

Sold Price RS **$820,000** Sold Date **10-Sep-24**

Distance **1.84km**

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

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