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	6/23 WELLS ROAD 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	$480,000	&	$520,000

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
2/9 CARDER AVENUE SEAFORD VIC 3198	$520,000	01-Aug-24
5/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	$500,000	24-May-24
7/19 WISEWOULD AVENUE SEAFORD VIC 3198	$495,000	18-May-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: 12 October 2024

OBrien Real Estate

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2/9 CARDER AVENUE SEAFORD VIC 3198

2 1 2

Sold Price **$520,000** Sold Date **01-Aug-24**

Distance **0.47km**



5/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198

2 1 1

Sold Price **$500,000** Sold Date **24-May-24**

Distance **0.34km**



7/19 WISEWOULD AVENUE SEAFORD VIC 3198

2 1 1

Sold Price **$495,000** Sold Date **18-May-24**

Distance **0.39km**

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

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