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	2/19 Chicquita 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	$640,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$554,000	Property type	Unit	Suburb	Seaford
Period-from	01 Mar 2020	to	28 Feb 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
2/6 Stawell Street Seaford VIC 3198	$650,000	26-Oct-20
2/76 Seaford Grove Seaford VIC 3198	$665,000	13-Oct-20
22A Railway Parade Seaford VIC 3198	$705,000	13-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.~~

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2/6 Stawell Street Seaford VIC 3198 Sold Price **$650,000** Sold Date **26-Oct-20**

3 2 2 Distance **0.7km**



2/76 Seaford Grove Seaford VIC 3198 Sold Price **$665,000** Sold Date **13-Oct-20**

3 2 4 Distance **0.95km**



22A Railway Parade Seaford VIC 3198 Sold Price RS **$705,000** Sold Date **13-Feb-21**

3 2 1 Distance **1.5km**

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

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