Michelle Stephens
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/38 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	$380,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,875	~~*House~~		*Unit	X	Suburb	Seaford
Period-from	01 Jul 2018	to	30 Jun 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
4/4 Hannah Street Seaford VIC 3198	$401,000	05-Mar-19
12/13 Wisewould Avenue Seaford VIC 3198	$401,000	19-Sep-18
26/2 Spray Street Frankston VIC 3199	$380,000	13-Feb-19

OR

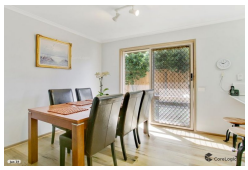
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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4/4 Hannah Street Seaford VIC 3198

2 1 1

Sold Price **$401,000** Sold Date **05-Mar-19**

Distance **0.35km**



12/13 Wisewould Avenue Seaford VIC 3198

2 1 1

Sold Price Sold Date **19-Sep-18**

Distance **1.11km**



26/2 Spray Street Frankston VIC 3199

2 1 1

Sold Price **$380,000** Sold Date **13-Feb-19**

Distance **1.37km**

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

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