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	1/13 Fellowes 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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Seaford
Period-from	01 May 2019	to	30 Apr 2020	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
1/31 Petrie Street Frankston VIC 3199	$606,000	03-Dec-19
34 McCulloch Avenue Seaford VIC 3198	$635,000	14-Jan-20
14/259 Nepean Highway Seaford VIC 3198	$675,000	17-Feb-20

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: 21 May 2020

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1/31 Petrie Street Frankston VIC 3199

3 2 1

Sold Price **$606,000** Sold Date **03-Dec-19**

Distance **3.09km**



34 McCulloch Avenue Seaford VIC 3198

3 2 1

Sold Price **$635,000** Sold Date **14-Jan-20**

Distance **1.52km**



14/259 Nepean Highway Seaford VIC 3198

3 2 1

Sold Price **$675,000** Sold Date **17-Feb-20**

Distance **2.05km**

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

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