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	11/4-10 BARRY 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	$599,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,280	Property type	Unit	Suburb	Seaford
Period-from	01 Aug 2023	to	31 Jul 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
9/219 SEAFORD ROAD SEAFORD VIC 3198	$622,374	05-Jul-24
2/91-93 EAST ROAD SEAFORD VIC 3198	$582,000	19-Jun-24
37/8 HANNAH STREET SEAFORD VIC 3198	$620,000	24-Feb-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: 16 August 2024

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9/219 SEAFORD ROAD SEAFORD VIC 3198

2 1 1

Sold Price RS $622,374 Sold Date 05-Jul-24

Distance 0.51km



2/91-93 EAST ROAD SEAFORD VIC 3198

2 1 1

Sold Price RS $582,000 Sold Date 19-Jun-24

Distance 1.28km



37/8 HANNAH STREET SEAFORD VIC 3198

2 1 1

Sold Price $620,000 Sold Date 24-Feb-24

Distance 1.3km

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

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