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	4/102 KIRKWOOD 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	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Seaford
Period-from	01 Dec 2023	to	30 Nov 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
3/27 FINLAY STREET FRANKSTON VIC 3199	$325,000	29-Aug-24
4/16 PETRIE STREET FRANKSTON VIC 3199	$312,500	15-Jul-24
5/16 PETRIE STREET FRANKSTON VIC 3199	$312,500	15-Jul-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: 19 December 2024

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3/27 FINLAY STREET FRANKSTON VIC 3199

1 1 1

Sold Price **$325,000** Sold Date **29-Aug-24**

Distance **1.67km**



4/16 PETRIE STREET FRANKSTON VIC 3199

1 1 1

Sold Price **$312,500** Sold Date **15-Jul-24**

Distance **1.78km**



5/16 PETRIE STREET FRANKSTON VIC 3199

1 1 1

Sold Price Sold Date **15-Jul-24**

Distance **1.78km**

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

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