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	9 NEVILLE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Seaford
Period-from	01 Jul 2023	to	30 Jun 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
7 LOMBARD WAY SEAFORD VIC 3198	$655,000	22-Apr-24
23 WAVE STREET FRANKSTON VIC 3199	$625,000	12-Mar-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: 17 July 2024

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7 LOMBARD WAY SEAFORD VIC 3198

3 1 2

Sold Price **$655,000** Sold Date **22-Apr-24**

Distance **1.88km**



23 WAVE STREET FRANKSTON VIC 3199

3 1 2

Sold Price **$625,000** Sold Date **12-Mar-24**

Distance **0.6km**

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

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