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	6/20 WELLS ROAD 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	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$643,000	Property type	Unit	Suburb	Seaford
Period-from	01 Jan 2022	to	31 Dec 2022	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
4/23 WELLS ROAD SEAFORD VIC 3198	$460,000	17-Jan-23
3/25 WELLS ROAD SEAFORD VIC 3198	$485,000	02-Sep-22
3/14 CARDER AVENUE SEAFORD VIC 3198	$495,000	14-Sep-22

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: 30 January 2023

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4/23 WELLS ROAD SEAFORD VIC 3198

2 1 1

Sold Price RS **$460,000** UN

Sold Date **17-Jan-23**

Distance **0.12km**



3/25 WELLS ROAD SEAFORD VIC 3198

2 1 1

Sold Price **$485,000**

Sold Date **02-Sep-22**

Distance **0.17km**



3/14 CARDER AVENUE SEAFORD VIC 3198

2 1 1

Sold Price **$495,000**

Sold Date **14-Sep-22**

Distance **0.3km**

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

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