

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

7/38 HADLEY 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2022

to

31 Jan 2023

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

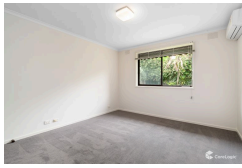
Date of sale

32/8 HANNAH STREET SEAFORD VIC 3198	\$515,000	08-Nov-22
3/25 WELLS ROAD SEAFORD VIC 3198	\$485,000	02-Sep-22
2/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$485,000	13-Aug-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: 09 February 2023



**32/8 HANNAH STREET SEAFORD
VIC 3198**

Sold Price

\$515,000

Sold Date **08-Nov-22**

 2  1  1

Distance **0.26km**



**3/25 WELLS ROAD SEAFORD VIC
3198**

Sold Price

\$485,000

Sold Date **02-Sep-22**

 2  1  1

Distance **0.6km**



**2/20-22 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

Sold Price

Sold Date **13-Aug-22**

 2  1  1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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