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	2/1 SUNRAE COURT 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	$790,000	&	$860,000

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
2/80 MCLEOD ROAD CARRUM VIC 3197	$860,000	26-Feb-22
2/1 WILSON GROVE SEAFORD VIC 3198	$771,500	23-Jul-22
2/62 ARMSTRONGS ROAD SEAFORD VIC 3198	$856,000	12-Nov-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: 23 January 2023

OBrien Real Estate
Vince Mirabella
P 97727077
M 0415536600
E vince.mirabella@obrienrealestate.com.au



2/80 MCLEOD ROAD CARRUM VIC 3197

3 2 1

Sold Price **$860,000** Sold Date **26-Feb-22**

Distance **1.1km**



2/1 WILSON GROVE SEAFORD VIC 3198

3 1 2

Sold Price **$771,500** Sold Date **23-Jul-22**

Distance **1.4km**



2/62 ARMSTRONGS ROAD SEAFORD VIC 3198

3 2 2

Sold Price RS **$856,000** Sold Date **12-Nov-22**

Distance **1.48km**

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

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