

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

33 LUXTON TERRACE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,500

Property type

House

Suburb

Seaford

Period-from

01 Jul 2022

to

30 Jun 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

12 WHITBY WAY SEAFORD VIC 3198	\$982,500	23-Feb-23
24 ROBINSONS ROAD SEAFORD VIC 3198	\$953,000	18-May-23
12 WEATHERSTON ROAD SEAFORD VIC 3198	\$950,000	03-Jun-23

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: 18 July 2023


12 WHITBY WAY SEAFORD VIC 3198
 3  1  1

Sold Price

\$982,500

Sold Date

23-Feb-23

Distance

0.4km

24 ROBINSONS ROAD SEAFORD VIC 3198
 3  2  3

Sold Price

^{RS} **\$953,000**

Sold Date

18-May-23

Distance

1.19km

12 WEATHERSTON ROAD SEAFORD VIC 3198
 3  2  2

Sold Price

^{RS} **\$950,000**

Sold Date

03-Jun-23

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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