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	30B WUNALLA 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	$1,180,000	&	$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$970,000	Property type	Townhouse	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
66B KIRKWOOD AVENUE SEAFORD VIC 3198	$1,220,000	27-May-24
14B HAROLD STREET SEAFORD VIC 3198	$1,190,000	01-May-24
18A MCKENZIE STREET SEAFORD VIC 3198	$1,145,000	02-Feb-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: 14 August 2024

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66B KIRKWOOD AVENUE SEAFORD VIC 3198

4 2 2

Sold Price RS $1,220,000 Sold Date 27-May-24

Distance 3.89km



14B HAROLD STREET SEAFORD VIC 3198

4 2 2

Sold Price RS $1,190,000 Sold Date 01-May-24

Distance 1.82km



18A MCKENZIE STREET SEAFORD VIC 3198

4 2 2

Sold Price $1,145,000 Sold Date 02-Feb-24

Distance 1.82km

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

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