

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

2/25 STAWELL 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2023

to

30 Sep 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

3/115 EAST ROAD SEAFORD VIC 3198	\$627,000	03-Nov-23
2/35 WEATHERSTON ROAD SEAFORD VIC 3198	\$780,000	06-May-24
5/31-33 FELLOWES STREET SEAFORD VIC 3198	\$640,280	04-Apr-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: 08 October 2024

Sam Khurana

M 0410862594

E sam.k@obrienrealestate.com.au



3/115 EAST ROAD SEAFORD VIC 3198

 3  1  2

Sold Price

\$627,000

Sold Date **03-Nov-23**

Distance **1.18km**



2/35 WEATHERSTON ROAD SEAFORD VIC 3198

 3  1  2

Sold Price

\$780,000

Sold Date **06-May-24**

Distance **1.12km**



5/31-33 FELLOWES STREET SEAFORD VIC 3198

 3  1  2

Sold Price

\$640,280

Sold Date **04-Apr-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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