

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

8 CANE MEWS 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2023

to

30 Nov 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

3/137 AUSTIN ROAD SEAFORD VIC 3198	\$662,500	16-Dec-24
2/137 AUSTIN ROAD SEAFORD VIC 3198	\$600,000	16-Dec-24
60 WELLS ROAD SEAFORD VIC 3198	\$648,000	10-Sep-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: 23 December 2024

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3/137 AUSTIN ROAD SEAFORD VIC Sold Price

^{RS}

\$662,500

Sold Date **16-Dec-24**

 3  1  1

Distance **0.95km**



2/137 AUSTIN ROAD SEAFORD VIC Sold Price

^{RS}

\$600,000

Sold Date **16-Dec-24**

 3  1  2

Distance **0.96km**



60 WELLS ROAD SEAFORD VIC

Sold Price

\$648,000

Sold Date **10-Sep-24**

 3  1  1

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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