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	2/40 McKenzie 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	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,500	Property type	House	Suburb	Seaford
Period-from	01 May 2020	to	30 Apr 2021	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
7 Harold Street Seaford VIC 3198	$890,000	10-Dec-20
65 Park Street Seaford VIC 3198	$955,000	22-Dec-20
13 Shirley Avenue Seaford VIC 3198	$975,000	06-Feb-21

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.~~

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7 Harold Street Seaford VIC 3198 Sold Price **$890,000** Sold Date **10-Dec-20**

3 2 4 Distance **0.09km**



65 Park Street Seaford VIC 3198 Sold Price **$955,000** Sold Date **22-Dec-20**

4 2 2 Distance **0.65km**



13 Shirley Avenue Seaford VIC 3198 Sold Price RS **$975,000** Sold Date **06-Feb-21**

4 2 2 Distance **0.71km**

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

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