

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

83 Maple 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

\$675,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,250

Property type

House

Suburb

Seaford

Period-from

01 Jun 2020

to

31 May 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

12 Keerok Avenue Seaford VIC 3198	\$681,000	15-May-21
23 Moomba Avenue Seaford VIC 3198	\$680,000	05-Mar-21
110 Seaford Place Seaford VIC 3198	\$680,000	24-Apr-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.~~

This Statement of Information was prepared on: 29 June 2021

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12 Keerok Avenue Seaford VIC 3198 Sold Price ^{RS} **\$681,000** Sold Date **15-May-21**

 3  1  2

Distance **0.68km**



23 Moomba Avenue Seaford VIC 3198 Sold Price **\$680,000** Sold Date **05-Mar-21**

 3  2  2

Distance **0.78km**



110 Seaford Place Seaford VIC 3198 Sold Price Sold Date **24-Apr-21**

 3  2  1

Distance **1.29km**

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

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