

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

23 MOOMBA AVENUE 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

\$853,750

Property type

House

Suburb

Seaford

Period-from

01 Sep 2023

to

31 Aug 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

32 BARRY STREET SEAFORD VIC 3198	\$700,000	23-Mar-24
13 BAYSIDE GROVE SEAFORD VIC 3198	\$694,170	22-Aug-24
31 HUNT DRIVE SEAFORD VIC 3198	\$690,000	22-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: 07 September 2024

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



32 BARRY STREET SEAFORD VIC 3198

Sold Price

^{RS}

\$700,000

Sold Date

23-Mar-24

 3

 2

 1

Distance

0.55km



13 BAYSIDE GROVE SEAFORD VIC 3198

Sold Price

^{RS}

\$694,170

Sold Date

22-Aug-24

 3

 1

 -

Distance

1.37km



31 HUNT DRIVE SEAFORD VIC 3198

Sold Price

^{RS}

\$690,000

Sold Date

22-Apr-24

 3

 1

 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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