

## 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

2/29 MOLESWORTH STREET SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### 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

1/11 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$500,000	27-Aug-24
4/13-15 HADLEY STREET SEAFORD VIC 3198	\$500,000	28-May-24
8/18 HADLEY STREET SEAFORD VIC 3198	\$490,000	16-Oct-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: 22 October 2024

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**1/11 BOUVARDIA CRESCENT  
 FRANKSTON NORTH VIC 3200**

 2  1  2

Sold Price **\$500,000** Sold Date **27-Aug-24**

Distance **1.14km**



**4/13-15 HADLEY STREET SEAFORD  
 VIC 3198**

 2  1  1

Sold Price Sold Date **28-May-24**

Distance **1.46km**



**8/18 HADLEY STREET SEAFORD  
 VIC 3198**

 2  1  1

Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **16-Oct-24**

Distance **1.5km**

RS = Recent sale      UN = Undisclosed Sale

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