

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

6 BRUCE 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

\$680,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Mar 2023

to

29 Feb 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

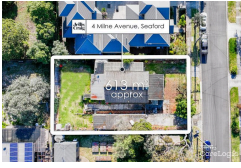
4 MILNE AVENUE SEAFORD VIC 3198	\$730,000	31-Oct-23
1/201 SEAFORD ROAD SEAFORD VIC 3198	\$730,000	26-Jan-24
50 CARRINGTON COURT SEAFORD VIC 3198	\$690,000	24-Nov-23

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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4 MILNE AVENUE SEAFORD VIC 3198

 3  1  2

Sold Price **\$730,000** Sold Date **31-Oct-23**

Distance **0.98km**



1/201 SEAFORD ROAD SEAFORD VIC 3198

 3  1  1

Sold Price

Sold Date **26-Jan-24**

Distance **1.31km**



50 CARRINGTON COURT SEAFORD VIC 3198

 3  1  2

Sold Price **\$690,000** Sold Date **24-Nov-23**

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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