

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

5 Haslam 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Seaford

Period-from

01 Apr 2019

to

31 Mar 2020

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

5 Madden Street Seaford VIC 3198	\$526,500	16-Mar-20
158 Frankston-Dandenong Road Seaford VIC 3198	\$550,000	09-Jan-20
48 Emanuel Drive Seaford VIC 3198	\$572,000	27-Feb-20

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 April 2020



5 Madden Street Seaford VIC 3198 Sold Price **\$526,500** Sold Date **16-Mar-20**

4 1 2

Distance **0.58km**

Notes from your agent

4 bedroom brick and tile home in original condition.



158 Frankston-Dandenong Road Seaford VIC 3198 Sold Price **\$550,000** Sold Date **09-Jan-20**

3 1 2

Distance **2.12km**

Notes from your agent

Weatherboard home, 3 bedrooms, study, 673 sqm block, updated bathroom and kitchen.



48 Emanuel Drive Seaford VIC 3198 Sold Price **\$572,000** Sold Date **27-Feb-20**

3 2 2

Distance **1.19km**

Notes from your agent

Basic besser block home, in need of a full renovation, sold for \$572,000 21/2/2020

RS = Recent sale UN = Undisclosed Sale

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