

## 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

2/74B CENTENARY STREET SEAFORD VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 9/219 SEAFORD ROAD SEAFORD VIC 3198    | \$622,374 | 04-Jul-24 |
| 8/40 FELLOWES STREET SEAFORD VIC 3198  | \$600,000 | 18-Sep-24 |
| 3/4 MOLESWORTH STREET SEAFORD VIC 3198 | \$620,000 | 15-Jun-25 |

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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Darren Dowel  
P 97810088  
M 0402 066 436  
E darren.dowel@Aquire.re



**9/219 SEAFORD ROAD SEAFORD  
VIC 3198**

 2  1  1

Sold Price

**\$622,374**

Sold Date

**04-Jul-24**

Distance

**0.62km**



**8/40 FELLOWES STREET  
SEAFORD VIC 3198**

 2  1  1

Sold Price

**\$600,000**

Sold Date

**18-Sep-24**

Distance

**0.81km**



**3/4 MOLESWORTH STREET  
SEAFORD VIC 3198**

 2  2  1

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**15-Jun-25**

Distance

**0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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