

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

2/45A EAST ROAD 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/19 AUSTIN ROAD SEAFORD VIC 3198	\$658,000	10-Aug-23
56 BARRY STREET SEAFORD VIC 3198	\$630,000	31-Mar-23
53B SEAFORD GROVE SEAFORD VIC 3198	\$630,000	27-Jul-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.~~

This Statement of Information was prepared on: 18 September 2023


3/19 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

RS

\$658,000

Sold Date

10-Aug-23
 2
  1
  1

Distance

1.02km
56 BARRY STREET SEAFORD VIC 3198

Sold Price

\$630,000

Sold Date

31-Mar-23
 3
  2
  1

Distance

0.87km
53B SEAFORD GROVE SEAFORD VIC 3198

Sold Price

RS

\$630,000

Sold Date

27-Jul-23
 2
  1
  2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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