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	2/204 FRANKSTON-DANDENONG 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	$670,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$623,000	Property type	Unit	Suburb	Seaford
Period-from	01 Nov 2022	to	31 Oct 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
258 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	$684,000	04-May-23
66 HADLEY STREET SEAFORD VIC 3198	$630,000	24-May-23
88 HADLEY STREET SEAFORD VIC 3198	$730,000	11-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.~~

This Statement of Information was prepared on: 23 November 2023

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au



258 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

4 1 1

Sold Price **$684,000** Sold Date **04-May-23**

Distance **0.47km**

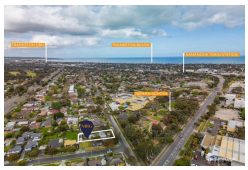


66 HADLEY STREET SEAFORD VIC 3198

3 2 -

Sold Price **$630,000** Sold Date **24-May-23**

Distance **0.44km**



88 HADLEY STREET SEAFORD VIC 3198

4 2 2

Sold Price RS **$730,000** Sold Date **11-Nov-23**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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