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	1/54 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	$690,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,000	Property type	Unit	Suburb	Seaford
Period-from	01 Feb 2021	to	31 Jan 2022	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
1/111 East Road Seaford VIC 3198	$708,000	23-Dec-21
3/111 East Road Seaford VIC 3198	$701,550	07-Feb-22
1/24 Molesworth Street Seaford VIC 3198	$720,000	20-Oct-21

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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1/111 East Road Seaford VIC 3198 Sold Price RS **$708,000** Sold Date **23-Dec-21**

3 2 2 Distance **0.47km**



3/111 East Road Seaford VIC 3198 Sold Price RS **$701,550** Sold Date **07-Feb-22**

3 2 2 Distance **0.48km**



1/24 Molesworth Street Seaford VIC 3198 Sold Price **$720,000** Sold Date **20-Oct-21**

3 1 2 Distance **0.86km**

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

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