## Statement of Information

# Single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

### Property offered for sale

**Address**
Including suburb and postcode

3/54 East Road Seaford, 3198

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between $430,000.00 & $470,000.00

### Median sale price

Median price $412,000.00 Unit X Suburb SEAFORD

Period - From 01-Jul-2016 to 30-Jun-2017 Source RP Data

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 3/127 Austin Road, Seaford 3198 | $460,000.00 | 05-Aug-2017 |
| 2 | 22 Cane Mews, Seaford | $462,500.00 | 04-May-2017 |
| 3 | 2/39 Fellowes Street, Seaford 3198 | $430,000.00 | 29-Mar-2017 |

For more information: https://www.consumer.vic.gov.au/underquoting

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.
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