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	2/197 Seaford 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	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Seaford
Period-from	01 Jul 2020	to	30 Jun 2021	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
13/1 Young Street Seaford VIC 3198	$560,000	24-Apr-21
9/219 Seaford Road Seaford VIC 3198	$552,000	24-Apr-21
10/4-10 Barry Street Seaford VIC 3198	$545,000	19-Feb-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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13/1 Young Street Seaford VIC 3198 Sold Price **$560,000** Sold Date **24-Apr-21**

2 1 1 Distance **0.37km**



9/219 Seaford Road Seaford VIC 3198 Sold Price **$552,000** Sold Date **24-Apr-21**

2 1 2 Distance **0.14km**



10/4-10 Barry Street Seaford VIC 3198 Sold Price **$545,000** Sold Date **19-Feb-21**

3 1 1 Distance **0.52km**

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

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