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	2/62 ARMSTRONGS 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	$790,000	&	$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$641,000	Property type	Unit	Suburb	Seaford
Period-from	01 Nov 2021	to	31 Oct 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
22C CHURCH ROAD CARRUM VIC 3197	$870,000	03-Sep-22

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: 07 November 2022

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22C CHURCH ROAD CARRUM VIC 3197

3 2 2

Sold Price RS **$870,000** Sold Date **03-Sep-22**

Distance **1.75km**

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

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