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	6/82 East Road, Seaford Vic 3198

Indicative selling price

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

Range between $550,000 & $595,000

Median sale price

Median price $625,000 Property Type Unit Suburb Seaford

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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	2/91-93 East Rd SEAFORD 3198	$582,000	19/06/2024
2	11/117 East Rd SEAFORD 3198	$572,000	22/05/2024
3	5/40 Fellowes St SEAFORD 3198	$570,000	24/04/2024

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 six months.~~

This Statement of Information was prepared on: 19/08/2024 10:22

6/82 East Road, Seaford Vic 3198



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median Unit Price
June quarter 2024: $625,000

Comparable Properties



2/91-93 East Rd SEAFORD 3198 (REI)

2 1 1

Price: $582,000
Method: Private Sale
Date: 19/06/2024
Property Type: Unit
Land Size: 181 sqm approx

Agent Comments



11/117 East Rd SEAFORD 3198 (REI/VG)

2 1 1

Price: $572,000
Method: Private Sale
Date: 22/05/2024
Property Type: Unit
Land Size: 205 sqm approx

Agent Comments



5/40 Fellowes St SEAFORD 3198 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 24/04/2024
Property Type: Unit
Land Size: 241 sqm approx

Agent Comments

Account - Jellis Craig

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