

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

2/60 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/153 Austin Road Seaford VIC 3198	\$500,000	15-Jun-20
11/4-10 Barry Street Seaford VIC 3198	\$502,500	27-May-20
5/1 Johnstone Street Seaford VIC 3198	\$507,000	02-May-20

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: 26 July 2020



3/153 Austin Road Seaford VIC 3198 Sold Price **\$500,000** Sold Date **15-Jun-20**

2 1 1

Distance **0.08km**



11/4-10 Barry Street Seaford VIC 3198 Sold Price **\$502,500** Sold Date **27-May-20**

2 1 1

Distance **1.23km**



5/1 Johnstone Street Seaford VIC 3198 Sold Price **\$507,000** Sold Date **02-May-20**

2 1 1

Distance **1.45km**

Notes from your agent

In the Golden Triangle of Seaford. Closer to the beach. Built 2010. Land size 32m2 bigger.

RS = Recent sale

UN = Undisclosed Sale

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