iSEARCH PROPERTY

Statement of Information
Single residential property located in the Melbourne metropolitan area

Property offered for sale   *Section 47AF of the Estate Agents Act 1980*

Address - Suburb and Postcode	**51 ARMSTRONGS ROAD, SEAFORD**	Land size approx. 645 sqm

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting **$750,000** & **$810,000**

Median Price	**$840,000**	Period-from	01 Jan 2024	to	30 Dec 2024	Source	Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 5 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

78 RAILWAY PARADE SEAFORD VIC 3198
3 1 1
Land size approx. 531sqm

| Sold Price | $765,000 | Sold Date | 21-Sep-24 |
| | | Distance | 0.43km |

173 OLD WELLS ROAD SEAFORD VIC 3198
3 1 4
Land size approx. 687 sqm

| Sold Price | $770,000 | Sold Date | 26-Nov-24 |
| | | Distance | 1.04km |

3 COOLIBAR AVENUE SEAFORD VIC 3198
4 1 2
Land size approx. 606 sqm

| Sold Price | $790,000 | Sold Date | 14-Oct-24 |
| | | Distance | 0.76km |

11 WUNALLA ROAD SEAFORD VIC 3198
3 1 1
Land size approx. 627 sqm

| Sold Price | $806,500 | Sold Date | 07-Dec-24 |
| | | Distance | 0.7km |

11 HUMMERSTONE ROAD SEAFORD VIC 3198
3 1 2
Land size approx. 534 sqm

| Sold Price | $800,000 | Sold Date | 12-Oct-24 |
| | | Distance | 1.47km |

18 ROBINSONS ROAD SEAFORD VIC 3198
3 1 4
Land size approx. 674 sqm

| Sold Price | $805,000 | Sold Date | 11-Oct-24 |
| | | Distance | 1.55km |