

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

1/17B 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,000

Property type

Other

Suburb

Seaford

Period-from

01 Apr 2021

to

31 Mar 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

2/232 SEAFORD ROAD SEAFORD VIC 3198	\$874,500	07-Nov-21
2/13 NORTHCOTE STREET SEAFORD VIC 3198	\$860,000	21-Feb-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: 28 April 2022



**2/232 SEAFORD ROAD SEAFORD
VIC 3198**

Sold Price

\$874,500

Sold Date **07-Nov-21**

 4  3  2

Distance **1.18km**



**2/13 NORTHCOTE STREET
SEAFORD VIC 3198**

Sold Price

^{RS} **\$860,000**

Sold Date **21-Feb-22**

 3  2  1

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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