

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

1/64 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,350

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2019

to

30 Sep 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

2/60 East Road Seaford VIC 3198	\$520,000	08-Aug-20
3/50 Ryan Street Seaford VIC 3198	\$450,000	26-Aug-20
2/9 Molesworth Street Seaford VIC 3198	\$445,000	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: 07 October 2020



2/60 East Road Seaford VIC 3198

Sold Price

\$520,000

Sold Date **08-Aug-20**

 2  1  2

Distance **0.04km**



3/50 Ryan Street Seaford VIC 3198

Sold Price

^{RS} **\$450,000**

Sold Date **26-Aug-20**

 2  1  2

Distance **0.64km**



2/9 Molesworth Street Seaford VIC 3198

Sold Price

\$445,000

Sold Date **02-May-20**

 2  1  1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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