

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 ERWIN DRIVE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Seaford

Period-from

01 Oct 2021

to

30 Sep 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

12 LEVUKA STREET SEAFORD VIC 3198	\$840,000	20-Jul-22
38 AUSTIN ROAD SEAFORD VIC 3198	\$880,000	26-Sep-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: 13 October 2022



12 LEVUKA STREET SEAFORD VIC 3198

Sold Price

^{RS} **\$840,000**

Sold Date

20-Jul-22
 3

 1

 4

Distance

0.89km


38 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

^{RS} **\$880,000**

Sold Date

26-Sep-22
 3

 2

 1

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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