

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

4/63 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2022

to

31 Dec 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

1/148 NEPEAN HIGHWAY SEAFORD VIC 3198	\$573,000	29-Oct-22
4/19 EAST ROAD SEAFORD VIC 3198	\$535,000	02-Nov-22
1/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$539,000	29-Aug-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: 27 January 2023



**1/148 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 3  1  1

Sold Price

\$573,000

Sold Date

29-Oct-22

Distance

1.75km



**4/19 EAST ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price

\$535,000

Sold Date

02-Nov-22

Distance

0.34km



**1/308-310 FRANKSTON-
DANDENONG ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price

\$539,000

Sold Date

29-Aug-22

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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