

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

64 Seaford Grove, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$780,000

Median sale price

Median price \$857,500 Property Type House Suburb Seaford

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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	35 Bayside Gr SEAFORD 3198	\$750,000	25/05/2024
2	5 Richardson St SEAFORD 3198	\$750,000	07/05/2024
3	2 Galway St SEAFORD 3198	\$756,000	30/04/2024

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 six months.~~

This Statement of Information was prepared on:

28/08/2024 13:16



2
 1
 2

Property Type: House
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$780,000
Median House Price
 June quarter 2024: \$857,500

Comparable Properties



35 Bayside Gr SEAFORD 3198 (REI/VG)

Agent Comments

3
 1
 3

Price: \$750,000
Method: Private Sale
Date: 25/05/2024
Property Type: House
Land Size: 567 sqm approx



5 Richardson St SEAFORD 3198 (REI/VG)

Agent Comments

3
 1
 2

Price: \$750,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 644 sqm approx



2 Galway St SEAFORD 3198 (REI/VG)

Agent Comments

3
 1
 1

Price: \$756,000
Method: Private Sale
Date: 30/04/2024
Property Type: House (Res)
Land Size: 723 sqm approx

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