

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 AUSTIN 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Feb 2024

to

31 Jan 2025

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

4 AUSTIN ROAD SEAFORD VIC 3198	\$990,000	10-Oct-24
5/1 MORESBY AVENUE SEAFORD VIC 3198	\$1,110,000	09-Nov-24
30B WUNALLA ROAD SEAFORD VIC 3198	\$1,160,000	20-Aug-24

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: 17 February 2025



4 AUSTIN ROAD SEAFORD VIC 3198

3 2 1

Sold Price

^{RS} **\$990,000**

Sold Date **10-Oct-24**

Distance **0km**



5/1 MORESBY AVENUE SEAFORD VIC 3198

3 2 2

Sold Price

^{RS} **\$1,110,000**

Sold Date **09-Nov-24**

Distance **1.23km**



30B WUNALLA ROAD SEAFORD VIC 3198

4 2 1

Sold Price

\$1,160,000

Sold Date **20-Aug-24**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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