

## 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

108 AUSTIN ROAD SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 8 ERWIN DRIVE SEAFORD VIC 3198    | \$840,000 | 29-Jan-25 |
| 65 MAPLE STREET SEAFORD VIC 3198  | \$860,000 | 09-Dec-24 |
| 71 SEAFORD GROVE SEAFORD VIC 3198 | \$880,000 | 29-Jan-25 |

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.~~

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**8 ERWIN DRIVE SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$840,000** Sold Date **29-Jan-25**

3 1 4

Distance **0.81km**



**65 MAPLE STREET SEAFORD VIC 3198** Sold Price **\$860,000** Sold Date **09-Dec-24**

3 2 -

Distance **0.66km**



**71 SEAFORD GROVE SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$880,000** Sold Date **29-Jan-25**

3 2 4

Distance **0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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