



Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

71 SEAFORD GROVE, SEAFORD

Land size approx.
662 sqm

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

\$845,000

&

\$895,000

Median Price

\$845,000

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 3 kilometers 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.



**30 LAROOL CRESCENT
SEAFORD 3198**

3 1 2

Land size approx. 632 sqm

Sold Price **\$840,000** Sold Date **26-Oct-24**

Distance **2.86km**



**2 MACLEAN COURT
SEAFORD 3198**

3 2 2

Land size approx. 542 sqm

Sold Price **\$845,000** Sold Date **14-Nov-24**

Distance **1.45km**



**21 BURRAWONG AVENUE
SEAFORD VIC 3198**

3 1 2

Land size approx. 597 sqm

Sold Price **\$850,000** Sold Date **16-Jul-16**

Distance **3.03km**



**135 ROSSLYN AVENUE
SEAFORD 3198**

3 1

Land size approx. 784 sqm

Sold Price **\$860,000** Sold Date **25-Sep-24**

Distance **1.62km**



**8 ELSIE AVENUE
SEAFORD 3198**

3 1 1

Land size approx. 595 sqm

Sold Price **\$890,000** Sold Date **27-Aug-24**

Distance **0.62km**



**35 NABILLA AVENUE
SEAFORD 3198**

3 1

Land size approx. 622 sqm

Sold Price **\$901,000** Sold Date **31-Jul-24**

Distance **2.79km**