

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

63 ARMSTRONGS 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,750

Property type

House

Suburb

Seaford

Period-from

01 Aug 2023

to

31 Jul 2024

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

64A ARMSTRONGS ROAD SEAFORD VIC 3198	\$960,000	13-May-24
11 COONARA AVENUE SEAFORD VIC 3198	\$1,140,000	24-Feb-24
14B HAROLD STREET SEAFORD VIC 3198	\$1,190,000	01-May-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: 27 August 2024

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**64A ARMSTRONGS ROAD
SEAFORD VIC 3198**
 4  2  2

Sold Price

\$960,000

Sold Date

13-May-24

Distance

0.05km

**11 COONARA AVENUE SEAFORD
VIC 3198**
 3  2  2

Sold Price

\$1,140,000

Sold Date

24-Feb-24

Distance

0.82km

**14B HAROLD STREET SEAFORD
VIC 3198**
 4  2  2

Sold Price

^{RS} **\$1,190,000**

Sold Date

01-May-24

Distance

1.08km
RS = Recent sale

UN = Undisclosed Sale

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