

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

85A EAST 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2023

to

31 Oct 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

43 MCKENZIE STREET SEAFORD VIC 3198	\$691,000	04-Sep-24
2/37 FELLOWES STREET SEAFORD VIC 3198	\$700,000	08-Jul-24
3/131 AUSTIN ROAD SEAFORD VIC 3198	\$730,000	04-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: 08 November 2024



43 MCKENZIE STREET SEAFORD VIC 3198

Sold Price

^{RS}

\$691,000

Sold Date

04-Sep-24



3



1



1

Distance

1.4km



2/37 FELLOWES STREET SEAFORD VIC 3198

Sold Price

\$700,000

Sold Date

08-Jul-24



3



2



2

Distance

1.06km



3/131 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

\$730,000

Sold Date

04-Aug-24



3



2



2

Distance

0.44km



42 BARRY STREET SEAFORD VIC 3198

Sold Price

^{RS}

\$785,000

Sold Date

18-Jul-24



3



1



-

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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