

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

3/34 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Other

Suburb

Seaford

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/67 East Road Seaford VIC 3198	\$572,500	27-Apr-19
2 Francis Street Seaford VIC 3198	\$633,500	22-Aug-19
1 Maple Street Seaford VIC 3198	\$605,500	23-Oct-19

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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1/67 East Road Seaford VIC 3198

Sold Price

\$572,500

Sold Date **27-Apr-19**

3 1 2

Distance **0.24km**



2 Francis Street Seaford VIC 3198

Sold Price

\$633,500

Sold Date **22-Aug-19**

3 2 2

Distance **0.41km**



1 Maple Street Seaford VIC 3198

Sold Price

^{RS} **\$605,500**

Sold Date **23-Oct-19**

3 1 1

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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