

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

6/177 Seaford 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/45 Barry Street Seaford VIC 3198	\$608,000	03-Nov-21
28 Fellowes Street Seaford VIC 3198	\$615,000	24-Sep-21
5/179 Austin Road Seaford VIC 3198	\$640,000	29-Sep-21

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: 06 January 2022



2/45 Barry Street Seaford VIC 3198 Sold Price ^{RS} **\$608,000** Sold Date **03-Nov-21**

 2  1  1

Distance **0.08km**



28 Fellowes Street Seaford VIC 3198 Sold Price **\$615,000** Sold Date **24-Sep-21**

 2  1  1

Distance **0.24km**



5/179 Austin Road Seaford VIC 3198 Sold Price **\$640,000** Sold Date **29-Sep-21**

 2  1  1

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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