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

15 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	Single Price		or range between	\$900,000	&	\$990,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$880,500	Prope	erty type	House		Suburb	Seaford
Period-from	01 Aug 2021	to	31 Jul 2	022	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
20 AUSTIN ROAD SEAFORD VIC 3198	\$975,000	22-Jan-22
3 VALERIE COURT SEAFORD VIC 3198	\$955,000	21-Jul-22
1 ROBINSONS ROAD SEAFORD VIC 3198	\$941,000	14-Apr-22

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: 10 August 2022





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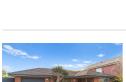
20 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

\$975,000 Sold Date **22-Jan-22**

Distance

1.41km



3 VALERIE COURT SEAFORD VIC

Sold Price

*\$955,000 UN Sold Date

21-Jul-22

= 3

3198

\$ 2

Distance

1.71km



1 ROBINSONS ROAD SEAFORD VIC Sold Price 3198

\$941,000 Sold Date **14-Apr-22**

■ 3

二 4

₾ 1

₾ 2

\$ 2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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