

## 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

52 AUSTIN ROAD SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$957,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Seaford

Period-from

01 Jan 2024

to

31 Dec 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

4 ILMA COURT SEAFORD VIC 3198	\$947,500	04-Sep-24
78 ARMSTRONGS ROAD SEAFORD VIC 3198	\$980,000	14-Jan-25
11 SEAFORD ROAD SEAFORD VIC 3198	\$940,000	09-Nov-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: 23 January 2025

**4 ILMA COURT SEAFORD VIC 3198** Sold Price **\$947,500** Sold Date **04-Sep-24**

3 2 -

Distance **0.18km****78 ARMSTRONGS ROAD SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$980,000** Sold Date **14-Jan-25**

3 2 2

Distance **1.34km****11 SEAFORD ROAD SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$940,000** Sold Date **09-Nov-24**

3 2 2

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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