

## 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

28 Fellowes Street 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

\$585,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,750

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2020

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2/197 Seaford Road Seaford VIC 3198 | \$587,000 | 17-Jul-21 |
| 179 Austin Road Seaford VIC 3198    | \$604,500 | 19-Jul-21 |
| 3/22 East Road Seaford VIC 3198     | \$615,000 | 18-Mar-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: 09 September 2021



**2/197 Seaford Road Seaford VIC 3198**

Sold Price

<sup>RS</sup> **\$587,000**

Sold Date

**17-Jul-21**

 3  
  1  
  1

Distance

**0.25km**



**179 Austin Road Seaford VIC 3198**

Sold Price

<sup>RS</sup> **\$604,500**

Sold Date

**19-Jul-21**

 2  
  1  
  1

Distance

**0.84km**



**3/22 East Road Seaford VIC 3198**

Sold Price

**\$615,000**

Sold Date

**18-Mar-21**

 2  
  1  
  2

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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