

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

3/137 AUSTIN 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2023

to

30 Sep 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

3/131 AUSTIN ROAD SEAFORD VIC 3198	730000	19-Aug-24
1/2 WYNNSTAY ROAD SEAFORD VIC 3198	670000	02-May-24
12 BRAEMAR STREET SEAFORD VIC 3198	671500	31-Jul-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: 09 October 2024



3/131 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

^{RS}

730000

Sold Date

19-Aug-24

3

2

2

Distance

0.06km



1/2 WYNNSTAY ROAD SEAFORD VIC 3198

Sold Price

670000

Sold Date

02-May-24

3

1

2

Distance

1.5km



12 BRAEMAR STREET SEAFORD VIC 3198

Sold Price

671500

Sold Date

31-Jul-24

3

1

1

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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