

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

1/308-310 FRANKSTON-DANDENONG 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2021

to

31 Jul 2022

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

7/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$516,000	01-Dec-21
5/374 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$505,000	10-Feb-22
2/10 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200	\$522,000	23-Dec-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: 17 August 2022



7/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

 2  1  2

Sold Price

\$516,000

Sold Date

01-Dec-21

Distance

0.04km



5/374 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

 2  1  1

Sold Price

\$505,000

Sold Date

10-Feb-22

Distance

0.89km



2/10 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200

 2  -  -

Sold Price

\$522,000

Sold Date

23-Dec-21

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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