

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

1/85B EAST 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

\$745,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/47 BARRY STREET SEAFORD VIC 3198	\$730,000	07-Apr-23
1/3 BARRY STREET SEAFORD VIC 3198	\$800,000	17-Oct-23
1A SEACREST AVENUE SEAFORD VIC 3198	\$880,000	12-Jul-23

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 November 2023

Dena Kibblewhite
P 0404406740
M 0404406740
E dena.kibblewhite@eview.com.au



1/47 BARRY STREET SEAFORD VIC 3198 Sold Price **\$730,000** Sold Date **07-Apr-23**

4 3 2

Distance **0.82km**



1/3 BARRY STREET SEAFORD VIC 3198 Sold Price ^{RS} **\$800,000** Sold Date **17-Oct-23**

4 3 2

Distance **1.28km**



1A SEACREST AVENUE SEAFORD VIC 3198 Sold Price **\$880,000** Sold Date **12-Jul-23**

4 2 2

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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