

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

1/17 Seacrest Avenue 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,000

Property type

House

Suburb

Seaford

Period-from

01 Nov 2020

to

31 Oct 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

1/19 East Road Seaford VIC 3198	\$650,000	27-Aug-21
1/134 Austin Road Seaford VIC 3198	\$680,000	25-May-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: 24 November 2021


1/19 East Road Seaford VIC 3198

Sold Price

\$650,000

Sold Date

27-Aug-21


Distance

0.45km

1/134 Austin Road Seaford VIC 3198

Sold Price

\$680,000

Sold Date

25-May-21


Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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