

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

2/26 Scott Street 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2020

to

31 Jan 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

1/8 Scott Street Seaford VIC 3198	\$636,000	28-Oct-20
2/8 Scott Street Seaford VIC 3198	\$597,000	08-Dec-20
2/2A Myra Street Seaford VIC 3198	\$570,000	18-Oct-20

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: 18 February 2021



1/8 Scott Street Seaford VIC 3198

Sold Price

\$636,000

Sold Date

28-Oct-20

 2

 1

 1

Distance

0.14km



2/8 Scott Street Seaford VIC 3198

Sold Price

\$597,000

Sold Date

08-Dec-20

 -

 2

 1

Distance

0.14km



2/2A Myra Street Seaford VIC 3198

Sold Price

\$570,000

Sold Date

18-Oct-20

 2

 1

 1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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