

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

8/177 SEAFORD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2021

to

28 Feb 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

3/145 AUSTIN ROAD SEAFORD VIC 3198	\$570,000	08-Feb-22
2/10 FELLOWES STREET SEAFORD VIC 3198	\$581,000	04-Nov-21
1/9 MOLESWORTH STREET SEAFORD VIC 3198	\$587,000	23-Sep-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: 09 March 2022



3/145 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

^{RS}

\$570,000

Sold Date **08-Feb-22**

 2

 1

 1

Distance

0.67km



2/10 FELLOWES STREET SEAFORD VIC 3198

Sold Price

\$581,000

Sold Date **04-Nov-21**

 2

 1

 1

Distance

0.21km



1/9 MOLESWORTH STREET SEAFORD VIC 3198

Sold Price

\$587,000

Sold Date **23-Sep-21**

 2

 1

 1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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