

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

3/19 AUSTIN 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2022

to

30 Jun 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

3/2A MYRA STREET SEAFORD VIC 3198	\$628,000	22-Apr-23
7/157 AUSTIN ROAD SEAFORD VIC 3198	\$611,000	21-Jul-23
1/127 AUSTIN ROAD SEAFORD VIC 3198	\$595,000	21-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: 27 July 2023



3/2A MYRA STREET SEAFORD VIC 3198 Sold Price **\$628,000** Sold Date **22-Apr-23**
Distance **0.46km**

 2  1  1



7/157 AUSTIN ROAD SEAFORD VIC 3198 Sold Price ^{RS} **\$611,000** Sold Date **21-Jul-23**
Distance **1.18km**

 3  2  2



1/127 AUSTIN ROAD SEAFORD VIC 3198 Sold Price ^{RS} **\$595,000** Sold Date **21-Jul-23**
Distance **0.92km**

 3  1  2

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

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