

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

3/308-310 Frankston-Dandenong 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2020

to

31 May 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

9/219 Seaford Road Seaford VIC 3198	\$552,000	24-Apr-21
20/1 Young Street Seaford VIC 3198	\$506,400	19-Jan-21
2/117 East Road Seaford VIC 3198	\$510,000	02-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: 23 June 2021

9/219 Seaford Road Seaford VIC 3198 Sold Price **\$552,000** Sold Date **24-Apr-21**

 2  1  2

Distance **0.45km**



20/1 Young Street Seaford VIC 3198 Sold Price **\$506,400** Sold Date **19-Jan-21**

 2  1  1

Distance **0.91km**

2/117 East Road Seaford VIC 3198 Sold Price **\$510,000** Sold Date **02-May-21**

 2  1  1

Distance **1.26km**

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

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