

## 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

4/78 East Road Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2020

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/179 Austin Road Seaford VIC 3198    | \$604,500 | 14-Jul-21 |
| 2/1 Johnstone Street Seaford VIC 3198 | \$635,000 | 06-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: 11 October 2021



**1/179 Austin Road Seaford VIC 3198** Sold Price **\$604,500** Sold Date **14-Jul-21**

 2  1  1

Distance **0.07km**



**2/1 Johnstone Street Seaford VIC 3198** Sold Price **\$635,000** Sold Date **06-May-21**

 2  1  1

Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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