

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

1/3 Bellevue Crescent 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

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2021

to

31 Jan 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

1/384 Frankston-Dandenong Road Seaford VIC 3198	\$617,000	27-Oct-21
26 Cane Mews Seaford VIC 3198	\$600,000	29-Jan-22
1/111 East Road Seaford VIC 3198	\$708,000	23-Dec-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.~~

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**1/384 Frankston-Dandenong Road
Seaford VIC 3198**

 3  1  2

Sold Price

\$617,000

Sold Date

27-Oct-21

Distance

0.35km



26 Cane Mews Seaford VIC 3198

 3  1  2

Sold Price

^{RS} **\$600,000**

Sold Date

29-Jan-22

Distance

0.97km



1/111 East Road Seaford VIC 3198

 3  2  2

Sold Price

^{RS} **\$708,000**

Sold Date

23-Dec-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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