

## 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

179 Austin 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

\$515,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,250

Property type

House

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

2/45 Barry Street Seaford VIC 3198	\$527,000	11-Jan-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: 28 June 2021

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**2/45 Barry Street Seaford VIC 3198** Sold Price **\$527,000** Sold Date **11-Jan-21**

 2  1  1

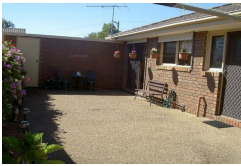
Distance **0.67km**



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

 2  1  1

Distance **0.58km**



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

 2  1  1

Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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