

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

2/145 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,280

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/91-93 EAST ROAD SEAFORD VIC 3198	\$582,000	18-Jun-24
1/169 SEAFORD ROAD SEAFORD VIC 3198	\$551,500	20-May-24
11/117 EAST ROAD SEAFORD VIC 3198	\$572,000	14-May-24

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.~~

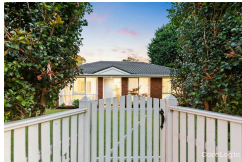
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2/91-93 EAST ROAD SEAFORD VIC 3198 Sold Price **\$582,000** Sold Date **18-Jun-24**
Distance **0.39km**

 2  1  1



1/169 SEAFORD ROAD SEAFORD VIC 3198 Sold Price **\$551,500** Sold Date **20-May-24**
Distance **0.62km**

 2  1  1



11/117 EAST ROAD SEAFORD VIC 3198 Sold Price **\$572,000** Sold Date **14-May-24**
Distance **0.64km**

 2  1  1

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

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