

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

3A ANTHONY COURT 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

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

4/119 AUSTIN ROAD SEAFORD VIC 3198	\$662,000	09-Jul-24
3/6 STAWELL STREET SEAFORD VIC 3198	\$670,000	03-Sep-24
2/44 FELLOWES STREET SEAFORD VIC 3198	\$640,000	17-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.~~

This Statement of Information was prepared on: 14 October 2024

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4/119 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

\$662,000

Sold Date

09-Jul-24

 3

 2

 1

Distance

0.75km



3/6 STAWELL STREET SEAFORD VIC 3198

Sold Price

^{RS} **\$670,000**

Sold Date

03-Sep-24

 3

 2

 2

Distance

1.23km



2/44 FELLOWES STREET SEAFORD VIC 3198

Sold Price

\$640,000

Sold Date

17-May-24

 3

 2

 2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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