

## 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

1/2A Myra Street 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$584,250

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2020

to

31 Oct 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

7/70 Wells Road Seaford VIC 3198	\$660,000	05-Jul-21
1/134 Austin Road Seaford VIC 3198	\$680,000	25-May-21
1/264 Nepean Highway Seaford VIC 3198	\$735,000	05-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.~~

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**7/70 Wells Road Seaford VIC 3198** Sold Price **\$660,000** Sold Date **05-Jul-21**

3 2 1

Distance **0.79km**



**1/134 Austin Road Seaford VIC 3198** Sold Price **\$680,000** Sold Date **25-May-21**

3 1 1

Distance **1.54km**



**1/264 Nepean Highway Seaford VIC 3198** Sold Price **\$735,000** Sold Date **05-May-21**

3 2 2

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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