

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

2/197 Seaford 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2020

to

30 Jun 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

13/1 Young Street Seaford VIC 3198	\$560,000	24-Apr-21
9/219 Seaford Road Seaford VIC 3198	\$552,000	24-Apr-21
10/4-10 Barry Street Seaford VIC 3198	\$545,000	19-Feb-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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13/1 Young Street Seaford VIC 3198 Sold Price **\$560,000** Sold Date **24-Apr-21**

2 1 1

Distance **0.37km**



9/219 Seaford Road Seaford VIC 3198 Sold Price **\$552,000** Sold Date **24-Apr-21**

2 1 2

Distance **0.14km**



10/4-10 Barry Street Seaford VIC 3198 Sold Price **\$545,000** Sold Date **19-Feb-21**

3 1 1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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