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

229 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	\$540,000	&	\$580,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$570,000	Prop	erty type	ty type Unit		Suburb	Seaford
Period-from	01 Aug 2020	to	31 Jul 2	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
9/219 Seaford Road Seaford VIC 3198	\$552,000	24-Apr-21
2/197 Seaford Road Seaford VIC 3198	\$587,000	17-Jul-21
2/384 Frankston-Dandenong Road Seaford VIC 3198	\$552,500	08-Jun-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: 12 August 2021





Vince Mirabella

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9/219 Seaford Road Seaford VIC 3198

Sold Price

\$552,000 Sold Date 24-Apr-21

Distance

0.11km



2/197 Seaford Road Seaford VIC

Sold Price

*\$587,000 Sold Date

17-Jul-21

0.22km

Distance



3198

= 3 ₽ 1

₾ 1

Distance

0.66km



2/384 Frankston-Dandenong Road Sold Price Seaford VIC 3198

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= 2

UN = Undisclosed Sale

RS = Recent sale

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