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

30 Airlie Grove 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	\$840,000	&	\$900,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$745,250	Prop	erty type	rty type House		Suburb	Seaford	
Period-from	01 Jun 2020	to	31 May 2	I May 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
51 Hallifax Street Seaford VIC 3198	\$840,000	15-Apr-21
21 Portland Parade Seaford VIC 3198	\$867,500	27-Feb-21
6 Luxton Terrace Seaford VIC 3198	\$902,500	31-Mar-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.

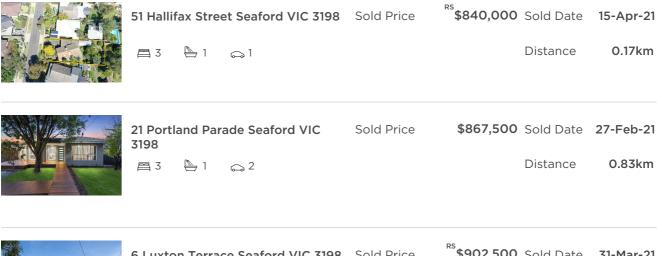
This Statement of Information was prepared on: 28 June 2021



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6 Luxton Terrace Seaford VIC 3198	Sold Price	້ \$902,500	Sold Date	31-Mar-21
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RS = Recent sale UN = Undisclosed Sale

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