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	6/137 AUSTIN 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$634,000	Property type	Unit	Suburb	Seaford
Period-from	01 May 2021	to	30 Apr 2022	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
2/45 BARRY STREET SEAFORD VIC 3198	$608,000	04-Nov-21
3/145 AUSTIN ROAD SEAFORD VIC 3198	$570,000	08-Feb-22
3/31 EAST ROAD SEAFORD VIC 3198	$583,750	16-Dec-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: 31 May 2022

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2/45 BARRY STREET SEAFORD VIC 3198

2 1 1

Sold Price **$608,000** Sold Date **04-Nov-21**

Distance **0.73km**



3/145 AUSTIN ROAD SEAFORD VIC 3198

2 1 1

Sold Price **$570,000** Sold Date **08-Feb-22**

Distance **0.06km**



3/31 EAST ROAD SEAFORD VIC 3198

2 1 1

Sold Price **$583,750** Sold Date **16-Dec-21**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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