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<br>Including suburb and postcode | 55 Railway Parade 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 | $790,000 | & | $850,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $825,000 | Property type | House | Suburb | Seaford |
| Period-from | 01 Feb 2021 | to | 31 Jan 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 |
|---|---|---|
| 24 Bognor Avenue Seaford VIC 3198 | $850,000 | 10-Dec-21 |
| 3 Hayman Avenue Seaford VIC 3198 | $830,000 | 20-Oct-21 |
| 27 Seaford Road Seaford VIC 3198 | $820,000 | 16-Oct-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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**24 Bognor Avenue Seaford VIC 3198**

3 1 1

Sold Price **$850,000** Sold Date **10-Dec-21**

Distance **0.55km**

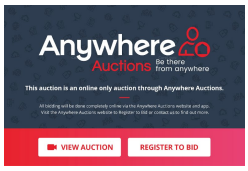


**3 Hayman Avenue Seaford VIC 3198**

3 1 -

Sold Price **$830,000** Sold Date **20-Oct-21**

Distance **0.29km**




**27 Seaford Road Seaford VIC 3198**

3 1 1

Sold Price **$820,000** Sold Date **16-Oct-21**

Distance **1.31km**

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

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