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	3/4 East 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	$620,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,100	Property type	Unit	Suburb	Seaford
Period-from	01 Oct 2019	to	30 Sep 2020	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.

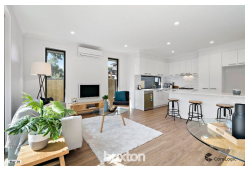
Address of comparable property	Price	Date of sale
4/2 Marion Street Seaford VIC 3198	$690,000	30-Apr-20
17 Mitchell Street Seaford VIC 3198	$675,000	27-May-20
1/13 Fellowes Street Seaford VIC 3198	$650,000	22-Jun-20

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 October 2020

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4/2 Marion Street Seaford VIC 3198 Sold Price **$690,000** Sold Date **30-Apr-20**

3 2 2 Distance **0.78km**



17 Mitchell Street Seaford VIC 3198 Sold Price **$675,000** Sold Date **27-May-20**

3 2 4 Distance **0.9km**



1/13 Fellowes Street Seaford VIC 3198 Sold Price **$650,000** Sold Date **22-Jun-20**

3 2 2 Distance **1.11km**

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

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