

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

2/64 ARMSTRONGS 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/69 NEPEAN HIGHWAY SEAFORD VIC 3198	\$870,000	10-Jul-24
2/58 NEPEAN HIGHWAY SEAFORD VIC 3198	\$900,000	12-Apr-24
2/2 COOLIBAR AVENUE SEAFORD VIC 3198	\$875,000	18-Mar-24

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.~~

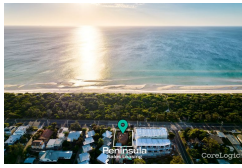
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Vince Mirabella

P 97727077

M 0415536600

E vince.mirabella@obrienrealestate.com.au



**1/69 NEPEAN HIGHWAY SEAFORD
VIC 3198**

Sold Price

^{RS}

\$870,000

Sold Date

10-Jul-24

 3

 2

 2

Distance

0.76km



**2/58 NEPEAN HIGHWAY SEAFORD
VIC 3198**

Sold Price

\$900,000

Sold Date

12-Apr-24

 3

 2

 2

Distance

0.79km



**2/2 COOLIBAR AVENUE SEAFORD
VIC 3198**

Sold Price

\$875,000

Sold Date

18-Mar-24

 3

 2

 2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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