

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

2/95 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Seaford

Period-from

01 May 2019

to

30 Apr 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

1/4 East Road Seaford VIC 3198	\$660,000	26-Nov-19
4/2 Marion Street Seaford VIC 3198	\$690,000	27-Apr-20
3A Wynnstay Road Seaford VIC 3198	\$728,000	08-Feb-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.~~

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1/4 East Road Seaford VIC 3198

Sold Price

\$660,000

Sold Date

26-Nov-19



3



2



2

Distance

0.74km



4/2 Marion Street Seaford VIC 3198

Sold Price

^{RS}

\$690,000

Sold Date

27-Apr-20



3



2



2

Distance

1.35km



3A Wynnstay Road Seaford VIC 3198

Sold Price

^{RS}

\$728,000

Sold Date

08-Feb-20



3



2



1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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