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	1/2A Myra Street 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$584,250	Property type	Unit	Suburb	Seaford
Period-from	01 Nov 2020	to	31 Oct 2021	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
7/70 Wells Road Seaford VIC 3198	$660,000	05-Jul-21
1/134 Austin Road Seaford VIC 3198	$680,000	25-May-21
1/264 Nepean Highway Seaford VIC 3198	$735,000	05-May-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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7/70 Wells Road Seaford VIC 3198 Sold Price **$660,000** Sold Date **05-Jul-21**

3 2 1 Distance **0.79km**



1/134 Austin Road Seaford VIC 3198 Sold Price **$680,000** Sold Date **25-May-21**

3 1 1 Distance **1.54km**



1/264 Nepean Highway Seaford VIC 3198 Sold Price **$735,000** Sold Date **05-May-21**

3 2 2 Distance **1.65km**

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

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