

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

1/169 SEAFORD 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2023

to

30 Apr 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

8/4-10 BARRY STREET SEAFORD VIC 3198	\$520,000	16-Apr-24
33A BARRY STREET SEAFORD VIC 3198	\$525,000	19-Dec-23
2/60 EAST ROAD SEAFORD VIC 3198	\$600,000	09-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.~~

This Statement of Information was prepared on: 06 May 2024



8/4-10 BARRY STREET SEAFORD VIC 3198

2 1 1

Sold Price

^{RS} **\$520,000**

Sold Date

16-Apr-24

Distance

0.57km



33A BARRY STREET SEAFORD VIC 3198

2 1 1

Sold Price

\$525,000

Sold Date

19-Dec-23

Distance

0.24km



2/60 EAST ROAD SEAFORD VIC 3198

2 1 2

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

09-Mar-24

Distance

0.68km



1B ELSIE AVENUE SEAFORD VIC 3198

2 1 1

Sold Price

\$530,000

Sold Date

17-Jan-24

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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