

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

2/60 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/19 AUSTIN ROAD SEAFORD VIC 3198	\$658,000	10-Aug-23
2/180-181 NEPEAN HIGHWAY SEAFORD VIC 3198	\$620,000	18-Oct-23
2/117 EAST ROAD SEAFORD VIC 3198	\$575,000	23-Oct-23

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: 17 January 2024



3/19 AUSTIN ROAD SEAFORD VIC 3198

 2  1  1

Sold Price

\$658,000

Sold Date **10-Aug-23**

Distance **1.13km**



2/180-181 NEPEAN HIGHWAY SEAFORD VIC 3198

 2  1  1

Sold Price

\$620,000

Sold Date **18-Oct-23**

Distance **1.84km**



2/117 EAST ROAD SEAFORD VIC 3198

 2  1  1

Sold Price

\$575,000

Sold Date **23-Oct-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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