

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

2/91-93 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2023

to

31 May 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

11/117 EAST ROAD SEAFORD VIC 3198	\$572,000	22-May-24
2/29 SCOTT STREET SEAFORD VIC 3198	\$625,000	10-Apr-24
1B ELSIE AVENUE SEAFORD VIC 3198	\$630,000	17-Jan-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 June 2024



11/117 EAST ROAD SEAFORD VIC 3198

Sold Price

^{RS}

\$572,000

Sold Date **22-May-24**

 2  1  1

Distance **0.25km**



2/29 SCOTT STREET SEAFORD VIC 3198

Sold Price

\$625,000

Sold Date **10-Apr-24**

 2  1  1

Distance **1.41km**



1B ELSIE AVENUE SEAFORD VIC 3198

Sold Price

\$630,000

Sold Date **17-Jan-24**

 2  1  1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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