# 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

38 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 rang betwee		\$980,000	&	\$1,075,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$830,000	Prop	erty type		House	Suburb	Seaford		
Period-from	01 Apr 2023	to	31 Mar 2	024	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 EAST ROAD SEAFORD VIC 3198	\$978,000	17-Dec-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.

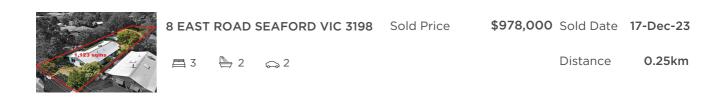
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consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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