

# 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

46 Eel Race Road, Seaford Vic 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$835,000 Property Type House Suburb Seaford

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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
1	25 Whatley St CARRUM 3197	\$1,420,000	15/06/2024
2	18 Seabrook Way SEAFORD 3198	\$1,200,000	23/06/2024
3	3/23 Stanley St CARRUM 3197	\$1,100,000	20/06/2024

**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 six months.~~

This Statement of Information was prepared on:

25/06/2024 21:40



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending March 2024: \$835,000

## Comparable Properties



**25 Whatley St CARRUM 3197 (REI)**

Agent Comments



**Price:** \$1,420,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)



**18 Seabrook Way SEAFORD 3198 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 23/06/2024  
**Property Type:** House  
**Land Size:** 643 sqm approx



**3/23 Stanley St CARRUM 3197 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 20/06/2024  
**Property Type:** House

**Account - Fosterfroling Real Estate | P: 03 9781 3366**