

## 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

5/308-310 FRANKSTON-DANDENONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$585,000

### 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

8/4-10 BARRY STREET SEAFORD VIC 3198	\$520,000	16-Apr-24
33A BARRY STREET SEAFORD VIC 3198	\$525,000	19-Dec-23
11/117 EAST ROAD SEAFORD VIC 3198	\$572,000	22-May-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: 04 June 2024



**8/4-10 BARRY STREET SEAFORD VIC 3198**

 2  1  1

Sold Price

**\$520,000**

Sold Date

**16-Apr-24**

Distance

**0.17km**



**33A BARRY STREET SEAFORD VIC 3198**

 2  1  1

Sold Price

**\$525,000**

Sold Date

**19-Dec-23**

Distance

**0.39km**



**11/117 EAST ROAD SEAFORD VIC 3198**

 2  1  1

Sold Price

<sup>RS</sup> **\$572,000**

Sold Date

**22-May-24**

Distance

**1.27km**

RS = Recent sale

UN = Undisclosed Sale

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