

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

53B SEAFORD GROVE 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 \$649,000 & \$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb

Period-from to Source

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
2/74 WELLS ROAD SEAFORD VIC 3198	710000	03-Nov-22
2/8 VALERIE COURT SEAFORD VIC 3198	710000	22-Feb-23
1/9 RAYMOND ROAD SEAFORD VIC 3198	630000	20-Feb-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: 13 April 2023

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