

## 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

4 RAILWAY PARADE 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

\$900,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 2023

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

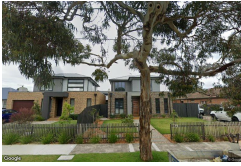
Date of sale

2/14A JOHNSTONE STREET SEAFORD VIC 3198	\$1,070,000	09-Sep-23
2B WEATHERSTON ROAD SEAFORD VIC 3198	\$1,015,000	-
1/64 ARMSTRONGS ROAD SEAFORD VIC 3198	\$910,000	26-Aug-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: 08 January 2024



**2/14A JOHNSTONE STREET  
 SEAFORD VIC 3198**

 3  2  -

Sold Price **\$1,070,000** Sold Date **09-Sep-23**

Distance **0.11km**



**2B WEATHERSTON ROAD  
 SEAFORD VIC 3198**

 3  2  2

Sold Price **\$1,015,000** Sold Date -

Distance **0.02km**



**1/64 ARMSTRONGS ROAD  
 SEAFORD VIC 3198**

 3  2  2

Sold Price **\$910,000** Sold Date **26-Aug-23**

Distance **1.78km**

RS = Recent sale      UN = Undisclosed Sale

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