

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

2/137 AUSTIN 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 range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2023

to

31 Oct 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

2/44 FELLOWES STREET SEAFORD VIC 3198	640000	17-May-24
1/10 FELLOWES STREET SEAFORD VIC 3198	605000	01-Jul-24
6/137 AUSTIN ROAD SEAFORD VIC 3198	610000	09-Jun-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: 07 November 2024



**2/44 FELLOWES STREET
 SEAFORD VIC 3198**

3 2 2

Sold Price **640000** Sold Date **17-May-24**

Distance **0.97km**



**1/10 FELLOWES STREET SEAFORD
 VIC 3198**

3 2 2

Sold Price **605000** Sold Date **01-Jul-24**

Distance **0.87km**



**6/137 AUSTIN ROAD SEAFORD VIC
 3198**

3 1 1

Sold Price **610000** Sold Date **09-Jun-24**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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