

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 EAST 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Seaford

Period-from

01 Dec 2023

to

30 Nov 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

21 MOOMBA AVENUE SEAFORD VIC 3198	745000	23-Nov-24
25 CENTENARY STREET SEAFORD VIC 3198	745000	04-Oct-24
4 MARION STREET SEAFORD VIC 3198	792000	31-Aug-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: 13 December 2024

**21 MOOMBA AVENUE SEAFORD
VIC 3198**

3 1 -

Sold Price

RS **745000** Sold Date **23-Nov-24**Distance **0.69km****25 CENTENARY STREET SEAFORD
VIC 3198**

3 1 3

Sold Price

745000 Sold Date **04-Oct-24**Distance **1.1km****4 MARION STREET SEAFORD VIC
3198**

3 1 2

Sold Price

792000 Sold Date **31-Aug-24**Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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