

## 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

2/76 Seaford Grove 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

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,350

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2019

to

31 Aug 2020

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

3/34 East Road Seaford VIC 3198	\$629,000	18-Nov-19
80A Rosslyn Avenue Seaford VIC 3198	\$635,000	10-Sep-19
34 McCulloch Avenue Seaford VIC 3198	\$635,000	14-Jan-20

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: 21 September 2020

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**3/34 East Road Seaford VIC 3198**

Sold Price

**\$629,000**

Sold Date

**18-Nov-19**

 3  2  2

Distance

**0.86km**



**80A Rosslyn Avenue Seaford VIC 3198**

Sold Price

**\$635,000**

Sold Date

**10-Sep-19**

 3  2  2

Distance

**1.27km**



**34 McCulloch Avenue Seaford VIC 3198**

Sold Price

Sold Date

**14-Jan-20**

 3  2  1

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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