

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

5/1 Young Street 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2019

to

31 Oct 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

2/60 East Road Seaford VIC 3198	\$520,000	08-Aug-20
3/47 Barry Street Seaford VIC 3198	\$558,500	21-Jul-20
24 Sussex Crescent Seaford VIC 3198	\$560,000	22-Oct-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: 20 November 2020



2/60 East Road Seaford VIC 3198

Sold Price

\$520,000

Sold Date **08-Aug-20**

 2  1  2

Distance **0.51km**



3/47 Barry Street Seaford VIC 3198

Sold Price

\$558,500

Sold Date **21-Jul-20**

 3  1  2

Distance **0.33km**



24 Sussex Crescent Seaford VIC 3198

Sold Price

^{RS} **\$560,000**

Sold Date **22-Oct-20**

 3  1  1

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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