

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

1/11 East Road, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$569,000 & \$599,000

Median sale price

Median price \$554,250 Property Type Unit Suburb Seaford

Period - From 01/04/2020 to 31/03/2021 Source REIV

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 six 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
1	10/4-10 Barry St SEAFORD 3198	\$545,000	19/02/2021
2	2/20 Francis St SEAFORD 3198	\$565,000	30/01/2021
3	1/117 East Rd SEAFORD 3198	\$577,500	13/02/2021

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 six months.~~

This Statement of Information was prepared on:

24/05/2021 15:22



3 2

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$569,000 - \$599,000
Median Unit Price
Year ending March 2021: \$554,250

Comparable Properties



10/4-10 Barry St SEAFORD 3198 (REI)

Agent Comments

3 1 1

Price: \$545,000
Method: Private Sale
Date: 19/02/2021
Property Type: Unit



2/20 Francis St SEAFORD 3198 (REI/VG)

Agent Comments

3 1 2

Price: \$565,000
Method: Auction Sale
Date: 30/01/2021
Property Type: Unit



1/117 East Rd SEAFORD 3198 (REI/VG)

Agent Comments

2 1 1

Price: \$577,500
Method: Auction Sale
Date: 13/02/2021
Property Type: Unit
Land Size: 383 sqm approx