

## 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

23/1 Young Street 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2020

to

31 May 2021

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

1/134 Austin Road Seaford VIC 3198	\$680,000	25-May-21
3/137 Austin Road Seaford VIC 3198	\$645,000	23-May-21
2/26 Scott Street Seaford VIC 3198	\$659,000	09-Mar-21

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: 10 June 2021



**1/134 Austin Road Seaford VIC 3198** Sold Price <sup>RS</sup> **\$680,000** Sold Date **25-May-21**

 3  1  1

Distance **0.44km**



**3/137 Austin Road Seaford VIC 3198** Sold Price <sup>RS</sup> **\$645,000** <sup>UN</sup> Sold Date **23-May-21**

 3  1  2

Distance **0.47km**



**2/26 Scott Street Seaford VIC 3198** Sold Price **\$659,000** Sold Date **09-Mar-21**

 2  2  1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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