

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

1/112 Austin 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Seaford

Period-from

01 Oct 2018

to

30 Sep 2019

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 Anthony Court Seaford VIC 3198	\$507,000	16-Jul-19
4 Bethune Court Seaford VIC 3198	\$460,000	21-May-19
1/46 Hadley Street Seaford VIC 3198	\$510,000	02-Jul-19

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: 30 October 2019



3 Anthony Court Seaford VIC 3198

Sold Price

\$507,000

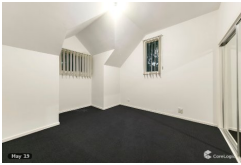
Sold Date

16-Jul-19

3 1 1

Distance

0.85km



4 Bethune Court Seaford VIC 3198

Sold Price

\$460,000

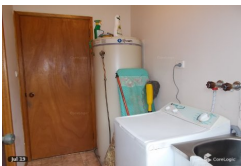
Sold Date

21-May-19

3 1 1

Distance

1.09km



1/46 Hadley Street Seaford VIC 3198

Sold Price

\$510,000

Sold Date

02-Jul-19

3 1 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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