

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

20/1 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2020

to

31 Dec 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

20/99-101 Nepean Highway Seaford VIC 3198	\$490,000	22-Nov-20
5/1 Young Street Seaford VIC 3198	\$535,000	16-Dec-20
2/60 East Road Seaford VIC 3198	\$520,000	08-Aug-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: 06 January 2021



20/99-101 Nepean Highway Seaford VIC 3198 Sold Price **\$490,000** Sold Date **22-Nov-20**

2 1 1

Distance **1.89km**



5/1 Young Street Seaford VIC 3198 Sold Price ^{RS} **\$535,000** Sold Date **16-Dec-20**

3 1 2

Distance **0.1km**



2/60 East Road Seaford VIC 3198 Sold Price **\$520,000** Sold Date **08-Aug-20**

2 1 2

Distance **0.55km**



2/2A Myra Street Seaford VIC 3198 Sold Price ^{RS} **\$570,000** Sold Date **18-Oct-20**

2 1 1

Distance **1.28km**



3/161-162 Nepean Highway Seaford VIC 3198 Sold Price ^{RS} **\$480,000** Sold Date **28-Nov-20**

2 1 1

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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