

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 SEAFORD GROVE, SEAFORD, VIC 3198  3  2  5

Indicative Selling Price

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

Price Range: **\$845,000 to \$925,000**

Provided by: Jake Kostrzewa, Biggin Scott Peninsula

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$820,750

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



45 SEAFORD RD, SEAFORD, VIC 3198

 4  2  3

Sale Price

\$1,035,000

Sale Date: 08/11/2023

Distance from Property: 176m



49 HALLIFAX ST, SEAFORD, VIC 3198

 4  1  3

Sale Price

***\$890,000**

Sale Date: 11/12/2023

Distance from Property: 2km



47 JOHNSTONE ST, SEAFORD, VIC 3198

 3  1  2

Sale Price

\$835,000

Sale Date: 05/10/2023

Distance from Property: 157m



This report has been compiled on 31/01/2024 by Biggin Scott Peninsula. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

62 SEAFORD GROVE, SEAFORD, VIC 3198

Indicative selling price

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

Price Range: \$845,000 to \$925,000

Median sale price

Median price

\$820,750

Property type

House

Suburb

SEAFORD

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

Comparable property sales

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

45 SEAFORD RD, SEAFORD, VIC 3198	\$1,035,000	08/11/2023
49 HALLIFAX ST, SEAFORD, VIC 3198	*\$890,000	11/12/2023
47 JOHNSTONE ST, SEAFORD, VIC 3198	\$835,000	05/10/2023

This Statement of Information was prepared on:

31/01/2024