

Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale										
Including subu		Thinteness easily estates a vie energy								
Indicative sell	ing price)								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	Range between \$690,000			\$740			,000			
Median sale price										
Median price	\$698,750) I	House	Х	Unit			Suburb	Seaford	
Period - From	01/01/20	18 t	o 31/	12/2018		Source	REIV			

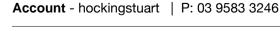
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/1 Weatherston Rd SEAFORD 3198	\$842,500	02/03/2019
2	10a Wynnstay Rd SEAFORD 3198	\$755,000	05/12/2018
3	2/197 Nepean Hwy SEAFORD 3198	\$660,000	21/10/2018

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.







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Indicative Selling Price \$690,000 - \$740,000 **Median House Price** Year ending December 2018: \$698,750



Agent Comments

Comparable Properties

1/1 Weatherston Rd SEAFORD 3198 (REI)

Price: \$842.500

Agent Comments

Method: Auction Sale Date: 02/03/2019 Rooms: -

Property Type: Townhouse (Res)



10a Wynnstay Rd SEAFORD 3198 (REI/VG)

Price: \$755,000 Method: Private Sale Date: 05/12/2018 Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

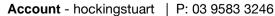




Price: \$660,000 Method: Private Sale Date: 21/10/2018 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments





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