

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

4 Mitchell Street, Seaford Vic 3198

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$698,750

House

X

Unit

Suburb Seaford

Period - From 01/01/2018

to

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.

	Address 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.



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties

1/1 Weatherston Rd SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$842,500

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Townhouse (Res)



10a Wynnstay Rd SEAFORD 3198 (REI/VG)

Agent Comments

3 2 1

Price: \$755,000

Method: Private Sale

Date: 05/12/2018

Rooms: 5

Property Type: Townhouse (Single)



2/197 Nepean Hwy SEAFORD 3198 (REI/VG)

Agent Comments

3 1 2

Price: \$660,000

Method: Private Sale

Date: 21/10/2018

Rooms: 5

Property Type: Townhouse (Res)