

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
2a Mountain View Crescent, Seaford Vic 3198

Indicative selling price

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

Range between \$640,000 & \$695,000

Median sale price

Median price \$720,000 House X Unit Suburb Seaford

Period - From 01/10/2017 to 31/12/2017 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	10 Galway St SEAFORD 3198	\$685,000	21/12/2017
2	38 Centenary St SEAFORD 3198	\$675,000	05/01/2018
3	14 Bellevue Cr SEAFORD 3198	\$645,000	24/12/2017

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.

2a Mountain View Crescent, Seaford Vic 3198



 3  - 

Rooms:
Property Type: House (Res)
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$695,000
Median House Price
December quarter 2017: \$720,000

Comparable Properties



10 Galway St SEAFORD 3198 (REI)

Agent Comments

 4  2  1

Price: \$685,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: House
Land Size: 678 sqm approx



38 Centenary St SEAFORD 3198 (REI)

Agent Comments

 3  1  4

Price: \$675,000
Method: Private Sale
Date: 05/01/2018
Rooms: 3
Property Type: House



14 Bellevue Cr SEAFORD 3198 (REI)

Agent Comments

 3  1  2

Price: \$645,000
Method: Private Sale
Date: 24/12/2017
Rooms: -
Property Type: House