

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 Wattle Grove, Seaholme Vic 3018

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Seaholme

Period - From 25/09/2018

to

24/09/2019

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	16 Queen St SEAHOLME 3018	\$1,272,000	19/06/2019
2	62 Rose St ALTONA 3018	\$1,111,000	04/05/2019
3	25 Stirling Av SEAHOLME 3018	\$1,000,000	11/06/2019

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.~~

This Statement of Information was prepared on:

25/09/2019 16:34



Property Type:

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

25/09/2018 - 24/09/2019: \$1,000,000

Comparable Properties



16 Queen St SEAHOLME 3018 (VG)

Agent Comments



Price: \$1,272,000

Method: Sale

Date: 19/06/2019

Property Type: House (Res)

Land Size: 663 sqm approx

62 Rose St ALTONA 3018 (REI)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 04/05/2019

Property Type: House (Res)

25 Stirling Av SEAHOLME 3018 (VG)

Agent Comments



Price: \$1,000,000

Method: Sale

Date: 11/06/2019

Property Type: House (Res)

Land Size: 669 sqm approx