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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Seaholme
Period - From	25/09/2018	to	24/09/2019		So	urce	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	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



hockingstuart





Property Type: Agent Comments

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com.au

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)

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Price: \$1,272,000 Method: Sale Date: 19/06/2019 Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments

62 Rose St ALTONA 3018 (REI) **----** 3 **6** 4

Agent Comments

Price: \$1,111,000 Method: Auction Sale Date: 04/05/2019 Property Type: House (Res)

25 Stirling Av SEAHOLME 3018 (VG) **-** 3 <u>ن</u>

Agent Comments



Date: 11/06/2019 Property Type: House (Res) Land Size: 669 sqm approx

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.