

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

6 Manyung Court, Seaford Vic 3198

Indicative selling price

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

Range between \$695,000

&

\$764,500

Median sale price

Median price \$731,000

House

X

Unit

Suburb Seaford

Period - From 01/04/2017

to

30/06/2017

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	11 Selsey St SEAFORD 3198	\$782,500	01/05/2017
2	23 Denbigh Rd SEAFORD 3198	\$732,000	20/05/2017
3	4 hunt Dr SEAFORD 3198	\$730,000	31/07/2017

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.

6 Manyung Court, Seaford Vic 3198

hockingstuart

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Indicative Selling Price

\$695,000 - \$764,500

Median House Price

June quarter 2017: \$731,000



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



11 Selsey St SEAFORD 3198 (REI)

Agent Comments

3 1 2

Price: \$782,500

Method: Private Sale

Date: 01/05/2017

Rooms: 4

Property Type: House

Land Size: 536 sqm approx



23 Denbigh Rd SEAFORD 3198 (REI)

Agent Comments

3 1 2

Price: \$732,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 576 sqm approx



4 hunt Dr SEAFORD 3198 (REI)

Agent Comments

3 1 1

Price: \$730,000

Method: Private Sale

Date: 31/07/2017

Rooms: 4

Property Type: House

Land Size: 607 sqm approx

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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.