

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 Fern Close, Seaford Vic 3198
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Indicative selling price

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

Range between &

Median sale price

Median price	\$711,750	House	X	Unit		Suburb	Seaford
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

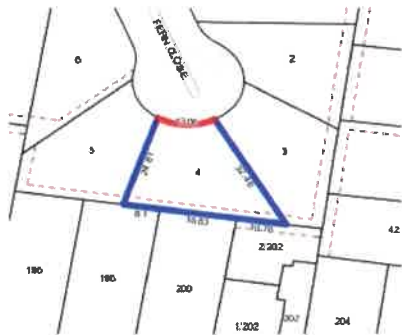
Comparable property sales (*Delete A or B below as applicable)

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	6 Ryan St SEAFORD 3198	\$760,000	30/05/2018
2	6 Schmidt Ct SEAFORD 3198	\$760,000	29/03/2018
3	3 Elisdon Dr SEAFORD 3198	\$700,000	14/05/2018

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 598 sqm approx

Agent Comments

Indicative Selling Price
\$755,000 - \$790,000
Median House Price
June quarter 2018: \$711,750

Comparable Properties



6 Ryan St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 30/05/2018

Rooms: -

Property Type: House

Land Size: 732 sqm approx



6 Schmidt Ct SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: House

Land Size: 657 sqm approx



3 Elisdon Dr SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 14/05/2018

Rooms: 5

Property Type: House

Land Size: 536 sqm approx