

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 27 Peterson Street, Seaford Vic 3198

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

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

Period - From 01/10/2017 to 31/12/2017 Source REIV

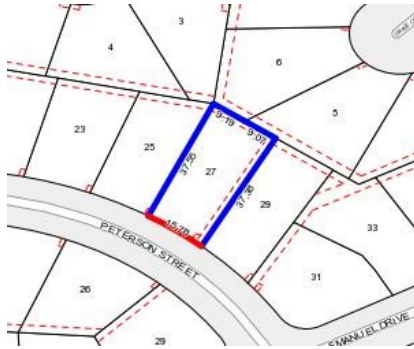
Comparable property sales (*Delete A or B below as applicable)

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	31 Carrington Av SEAFORD 3198	\$673,500	23/11/2017
2	7 Saxil Ct SEAFORD 3198	\$635,000	16/12/2017
3	142 East Rd SEAFORD 3198	\$601,000	04/02/2018

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:** 626 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

December quarter 2017: \$720,000

Comparable Properties

**31 Carrington Av SEAFORD 3198 (REI/VG)**

Agent Comments



In better condition

Price: \$673,500**Method:** Private Sale**Date:** 23/11/2017**Rooms:** -**Property Type:** House**Land Size:** 626 sqm approx**7 Saxil Ct SEAFORD 3198 (REI)**

Agent Comments



Has garage

Price: \$635,000**Method:** Auction Sale**Date:** 16/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 627 sqm approx**142 East Rd SEAFORD 3198 (REI)**

Agent Comments

**Price:** \$601,000**Method:** Private Sale**Date:** 04/02/2018**Rooms:** -**Property Type:** House (Res)