

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15/70 Wells Road Seaford VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,875

*House

*Unit

X

Suburb

Seaford

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

4/9-11 Hannah Street Seaford VIC 3198	\$250,000	05-Aug-19
3/21 Wells Road Seaford VIC 3198	\$225,000	29-Jul-19

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 6 months.

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4/9-11 Hannah Street Seaford VIC 3198

Sold Price

^{RS}

\$250,000

Sold Date

05-Aug-19



1



1



1

Distance

1.78km

3/21 Wells Road Seaford VIC 3198

Sold Price

^{RS}

\$225,000

Sold Date

29-Jul-19



1



1



1

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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