

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Floperty offer	eu iui s	aic							
Including sub		2/12 N€	eville .	Avenue, Seafo	rd Vic 3	198			
Indicative sell	ing pric	е							·-
For the meaning	of this p	rice see	cons	sumer.vic.gov.	au/unde	rquoting			
Range between	s475,0	00		&	\$51	5,000			
Median sale p	rice								
Median price	\$512,500	0	Hou	I <del>SC</del>	Unit	х		Suburb	Seaford
Period - From	01/07/20	)17	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.

Ad	dress of comparable property	Price	Date of sale
1	16/1 Young St SEAFORD 3198	\$512,500	21/03/2018
2	22/1 Young St SEAFORD 3198	\$497,500	27/06/2018
3	37/8 Hannah St SEAFORD 3198	\$452,000	24/03/2018

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.

Account - Eview Group Frankston





Generated: 27/07/2018 17:08

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.







Rooms:

**Property Type:** Unit **Agent Comments** 

**Indicative Selling Price** \$475,000 - \$515,000 **Median Unit Price** Year ending June 2018: \$512,500

# Comparable Properties



16/1 Young St SEAFORD 3198 (REI)





Price: \$512.500 Method: Private Sale Date: 21/03/2018 Rooms: -

**Property Type: Unit** 

**Agent Comments** 



22/1 Young St SEAFORD 3198 (REI)



Price: \$497.500 Method: Private Sale Date: 27/06/2018 Rooms: 3

**Property Type:** Unit

Land Size: 279 sqm approx

**Agent Comments** 



37/8 Hannah St SEAFORD 3198 (REI)





Price: \$452,000 Method: Auction Sale Date: 24/03/2018 Rooms: 4

**Property Type: Unit** 

Land Size: 319 sqm approx

**Agent Comments** 

**Account - Eview Group Frankston** 





Generated: 27/07/2018 17:08