

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

2/12 Neville Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$475,000

&

\$515,000

Median sale price

Median price \$512,500

House

Unit

X

Suburb Seaford

Period - From 01/07/2017

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	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.~~



3 1 1

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)

Agent Comments

2 1 1

Price: \$512,500
Method: Private Sale
Date: 21/03/2018
Rooms: -
Property Type: Unit



22/1 Young St SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$497,500
Method: Private Sale
Date: 27/06/2018
Rooms: 3
Property Type: Unit
Land Size: 279 sqm approx



37/8 Hannah St SEAFORD 3198 (REI)

Agent Comments

3 1 1

Price: \$452,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: Unit
Land Size: 319 sqm approx