

STATEMENT OF INFORMATION

15 BELVEDERE ROAD, SEAFORD, VIC 3198

PREPARED BY JOHNN MERCHAN, UFIRST REAL ESTATE, PHONE: 0434 114 280

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 BELVEDERE ROAD, SEAFORD, VIC

3 1 2

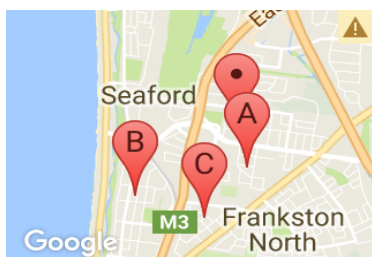
Indicative Selling Price

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

Price Range: \$649,000 to \$710,000

Provided by: John Merchan, Ufirst Real Estate

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$694,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13 FELLOWES ST, SEAFORD, VIC 3198

3 1 4

Sale Price

\$694,000

Sale Date: 31/08/2017

Distance from Property: 570m



54 ROSSLYN AVE, SEAFORD, VIC 3198

3 1 1

Sale Price

***\$725,000**

Sale Date: 15/07/2017

Distance from Property: 1.6km



24 LORNA ST, SEAFORD, VIC 3198

3 1 2

Sale Price

Price Withheld

Sale Date: 16/09/2017

Distance from Property: 1.3km



This report has been compiled on 28/11/2017 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 BELVEDERE ROAD, SEAFORD, VIC 3198

Indicative selling price

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

Price Range:

\$649,000 to \$710,000

Median sale price

Median price

\$694,000

House

X

Unit


Suburb

SEAFORD

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
13 FELLOWES ST, SEAFORD, VIC 3198	\$694,000	31/08/2017
54 ROSSLYN AVE, SEAFORD, VIC 3198	*\$725,000	15/07/2017
24 LORNA ST, SEAFORD, VIC 3198	Price Withheld	16/09/2017