

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

39 Belvedere Road, Seaford Vic 3198

Indicative selling price

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

Range between \$619,000

&

\$659,000

Median sale price

Median price \$690,000

Property Type House

Suburb Seaford

Period - From 01/04/2020

to 30/06/2020

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	44 Belvedere Rd SEAFORD 3198	\$600,000	03/02/2020
2	252 Seaford Rd SEAFORD 3198	\$645,000	20/04/2020
3	41 Belvedere Rd SEAFORD 3198	\$720,000	14/07/2020

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.~~

This Statement of Information was prepared on:

31/07/2020 15:36



Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$619,000 - \$659,000
Median House Price
June quarter 2020: \$690,000

Comparable Properties

44 Belvedere Rd SEAFORD 3198 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 03/02/2020
Property Type: House (Res)
Land Size: 576 sqm approx



252 Seaford Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 20/04/2020
Rooms: 4
Property Type: House (Res)
Land Size: 696 sqm approx



41 Belvedere Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 14/07/2020
Property Type: House
Land Size: 619 sqm approx