### 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
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#### Median sale price

Median price \$690	),000 Pro	perty Type	House		Suburb	Seaford
Period - From 01/04	4/2020 to	30/06/2020	S	ource	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

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

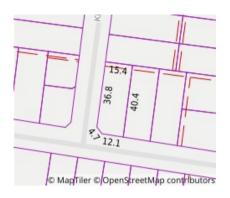
OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





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

Account - Eview Group Frankston



