

STATEMENT OF INFORMATION

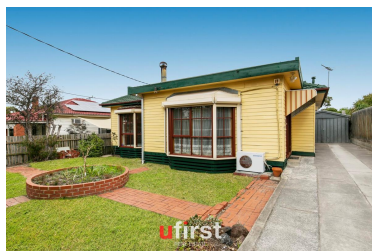
15 MCRAE STREET, SEAFORD, VIC 3198

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 MCRAE STREET, SEAFORD, VIC 3198

4 3 1

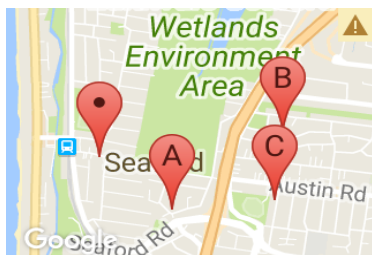
Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

Provided by: Jarrad Grant, Ufirst Real Estate

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$712,000

01 April 2017 to 31 March 2018

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.



36 HUNT DR, SEAFORD, VIC 3198

3 2 1

Sale Price

***\$700,000**

Sale Date: 14/04/2018

Distance from Property: 607m



25 PETERSON ST, SEAFORD, VIC 3198

3 2 2

Sale Price

\$680,000

Sale Date: 09/01/2018

Distance from Property: 1.2km



10 GALWAY ST, SEAFORD, VIC 3198

3 2 1

Sale Price

\$685,000

Sale Date: 21/12/2017

Distance from Property: 1.2km



This report has been compiled on 17/05/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - 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 MCRAE STREET, SEAFORD, VIC 3198

Indicative selling price

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

Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$712,000

House

X

Unit


Suburb

SEAFORD

Period

01 April 2017 to 31 March 2018

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
36 HUNT DR, SEAFORD, VIC 3198	*\$700,000	14/04/2018
25 PETERSON ST, SEAFORD, VIC 3198	\$680,000	09/01/2018
10 GALWAY ST, SEAFORD, VIC 3198	\$685,000	21/12/2017