

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 MAPLE STREET, SEAFORD, VIC 3198

4 1 1

Indicative Selling Price

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

Price Range: **\$595,000 to \$650,000**

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.



64 CENTENARY ST, SEAFORD, VIC 3198

3 1 5

Sale Price

***\$625,000**

Sale Date: 17/10/2017

Distance from Property: 1.3km



14 KINSALE ST, SEAFORD, VIC 3198

3 1 2

Sale Price

***\$605,000**

Sale Date: 26/08/2017

Distance from Property: 1.1km



11 TI-TREE CRES, SEAFORD, VIC 3198

3 1 2

Sale Price

\$625,000

Sale Date: 13/07/2017

Distance from Property: 1.4km



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 12 MAPLE STREET, SEAFORD, VIC 3198

Indicative selling price

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

Price Range: \$595,000 to \$650,000

Median sale price

Median price \$694,000

House

X

Unit

Suburb

SEAFORD

Period 01 April 2017 to 30 September 2017

Source

pricfinder

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
64 CENTENARY ST, SEAFORD, VIC 3198	*\$625,000	17/10/2017
14 KINSALE ST, SEAFORD, VIC 3198	*\$605,000	26/08/2017
11 TI-TREE CRES, SEAFORD, VIC 3198	\$625,000	13/07/2017