

# 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

3 Lucas Crescent, Seaford Vic 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$845,000 & \$895,000

### Median sale price

Median price \$720,000

House

X

Unit

Suburb Seaford

Period - From 01/10/2017

to

31/12/2017

Source REIV

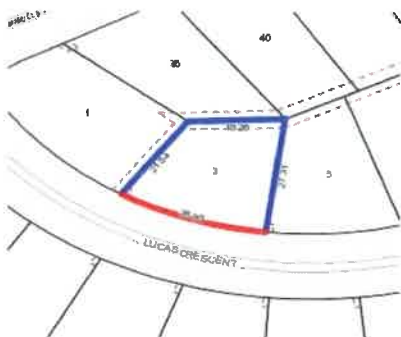
### Comparable property sales (\*Delete A or B below as applicable)

**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	18 Peterson St SEAFORD 3198	\$850,000	22/08/2017
2	18 Emanuel Dr SEAFORD 3198	\$850,000	13/09/2017
3	105 Austin Rd SEAFORD 3198	\$982,000	26/09/2017

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 568 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$845,000 - \$895,000  
**Median House Price**  
December quarter 2017: \$720,000

## Comparable Properties



**18 Peterson St SEAFORD 3198 (VG)**

**Agent Comments**



**Price:** \$850,000

**Method:** Sale

**Date:** 22/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 601 sqm approx

**18 Emanuel Dr SEAFORD 3198 (VG)**

**Agent Comments**



**Price:** \$850,000

**Method:** Sale

**Date:** 13/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 609 sqm approx



**105 Austin Rd SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$982,000

**Method:** Private Sale

**Date:** 26/09/2017

**Rooms:** 6

**Property Type:** House