

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

137 East Road, Seaford Vic 3198

Indicative selling price

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

Range between \$475,000

&

\$522,500

Median sale price

Median price \$731,000

House

X

Unit

Suburb Seaford

Period - From 01/04/2017

to

30/06/2017

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	37 Belvedere Rd SEAFORD 3198	\$508,000	12/05/2017
2	12 Webb St SEAFORD 3198	\$505,000	14/03/2017
3	14 Hodges St SEAFORD 3198	\$490,000	23/02/2017

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.



 3  1  1

Rooms:

Property Type: House

Land Size: 575 sqm approx

Agent Comments

Indicative Selling Price

\$475,000 - \$522,500

Median House Price

June quarter 2017: \$731,000

Comparable Properties



37 Belvedere Rd SEAFORD 3198 (REI)

Agent Comments

 3  1  2

Price: \$508,000

Method: Private Sale

Date: 12/05/2017

Rooms: 4

Property Type: House

Land Size: 374 sqm approx



12 Webb St SEAFORD 3198 (REI/VG)

Agent Comments

 3  -  -

Price: \$505,000

Method: Private Sale

Date: 14/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 533 sqm approx



14 Hodges St SEAFORD 3198 (REI/VG)

Agent Comments

 3  1  2

Price: \$490,000

Method: Auction Sale

Date: 23/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 612 sqm approx