

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

5 Lucas Crescent, Seaford Vic 3198

Indicative selling price

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

Range between \$655,000 & \$695,000

Median sale price

Median price \$731,000 House ☒ Unit ☐ Suburb Seaford

Period - From 01/04/2017 to 30/06/2017 Source REIV

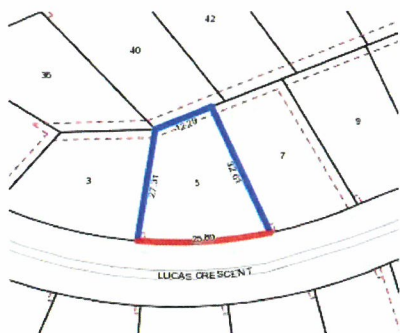
Comparable property sales (*Delete A or B below as applicable)

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 Henry Cr SEAFORD 3198	\$680,000	04/07/2017
2	8 Galway St SEAFORD 3198	\$675,000	26/08/2017
3	3 Chicquita Av SEAFORD 3198	\$673,000	23/05/2017

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.~~



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Rooms:
Property Type: House (Res)
Land Size: 563 sqm approx
Agent Comments

Indicative Selling Price
\$655,000 - \$695,000
Median House Price
June quarter 2017: \$731,000

Comparable Properties

37 Henry Cr SEAFORD 3198 (REI)

Agent Comments

3 2 1

Price: \$680,000
Method: Private Sale
Date: 04/07/2017
Rooms: -
Property Type: House

8 Galway St SEAFORD 3198 (REI)

Agent Comments

3 - -

Price: \$675,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)

3 Chicquita Av SEAFORD 3198 (REI)

Agent Comments

4 2 1

Price: \$673,000
Method: Private Sale
Date: 23/05/2017
Rooms: -
Property Type: House