

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

29 Maple Street, Seaford Vic 3198

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price*

Median price

\$670,000

House

X

Unit

Suburb

Seaford

Period - From

02/12/2017

to

08/04/2018

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	1 Elisdon Dr SEAFORD 3198	\$780,000	19/03/2018
2	7 Francis St SEAFORD 3198	\$590,000	08/04/2018
3	2a Madden St SEAFORD 3198	\$572,500	02/12/2017

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.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

 4  2  2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price *

02/12/2017 - 08/04/2018: \$670,000

* Agent calculated median based on 3 sales

Comparable Properties



1 Elisdon Dr SEAFORD 3198 (VG)

Agent Comments

 4  2  2

Price: \$780,000

Method: Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 530 sqm approx



7 Francis St SEAFORD 3198 (REI)

Agent Comments

 4  2  2

Price: \$590,000

Method: Private Sale

Date: 08/04/2018

Rooms: -

Property Type: House

Land Size: 555 sqm approx



2 Madden St SEAFORD 3198 (REI/VG)

Agent Comments

 4  1  2

Price: \$572,500

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 563 sqm approx