

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

7 Airlie Grove, Seaford Vic 3198

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale price

Median price \$708,000

House

X

Unit

Suburb Seaford

Period - From 01/07/2017

to

30/09/2017

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	6 Manyung Ct SEAFORD 3198	\$770,000	09/09/2017
2	25 Bognor Av SEAFORD 3198	\$730,000	10/09/2017
3	13 Whitby Way SEAFORD 3198	\$720,000	23/09/2017

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: 613 sqm approx

Agent Comments

Indicative Selling Price

\$750,000

Median House Price

September quarter 2017: \$708,000

Comparable Properties



6 Manyung Ct SEAFORD 3198 (REI)

Agent Comments



Price: \$770,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 591 sqm approx



25 Bognor Av SEAFORD 3198 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 10/09/2017

Rooms: 4

Property Type: House

Land Size: 534 sqm approx



13 Whitby Way SEAFORD 3198 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 23/09/2017

Rooms: 6

Property Type: House