

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

55 Seaford Grove, Seaford Vic 3198

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$698,750

House

X

Unit

Suburb Seaford

Period - From 01/01/2018

to

31/12/2018

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	23 Robinsons Rd SEAFORD 3198	\$740,000	19/11/2018
2	16 Bayside Gr SEAFORD 3198	\$740,000	14/12/2018
3	7 Shirley Av SEAFORD 3198	\$710,000	22/11/2018

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
 2
 1

Rooms: 7

Property Type: House

Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

Year ending December 2018: \$698,750

Comparable Properties



23 Robinsons Rd SEAFORD 3198 (VG)

Agent Comments

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Price: \$740,000

Method: Sale

Date: 19/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 674 sqm approx



16 Bayside Gr SEAFORD 3198 (REI)

Agent Comments

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 1

Price: \$740,000

Method: Private Sale

Date: 14/12/2018

Rooms: 4

Property Type: House

Land Size: 559 sqm approx



7 Shirley Av SEAFORD 3198 (REI/VG)

Agent Comments

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 2
 4

Price: \$710,000

Method: Private Sale

Date: 22/11/2018

Rooms: -

Property Type: House

Land Size: 591 sqm approx