

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	55 Seaford Grove, Seaford Vic 3198
Including suburb and	
postcode	

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	Hou	ıse 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.

Ad	dress 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.

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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)

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Price: \$740,000 Method: Sale Date: 19/11/2018

Rooms: -

Property Type: House (Res) Land Size: 674 sqm approx

Agent Comments



16 Bayside Gr SEAFORD 3198 (REI)

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Price: \$740.000 Method: Private Sale Date: 14/12/2018 Rooms: 4

Property Type: House

Land Size: 559 sqm approx

Agent Comments



7 Shirley Av SEAFORD 3198 (REI/VG)





Price: \$710,000 Method: Private Sale Date: 22/11/2018

Rooms: -

Property Type: House Land Size: 591 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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