

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

22 Cane Mews, Seaford Vic 3198

Indicative selling price

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

Range between \$399,000 & \$438,900

Median sale price

Median price \$428,000

Unit X

Suburb Seaford

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/39 Fellowes St SEAFORD 3198	\$430,000	03/04/2017
3/135 Austin Rd SEAFORD 3198	\$423,000	03/03/2017
10/1 Young St SEAFORD 3198	\$392,000	19/01/2017



2 1 1

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

Indicative Selling Price
\$399,000 - \$438,900
Median Unit Price
Year ending March 2017: \$428,000

Comparable Properties



2/39 Fellowes St SEAFORD 3198 (REI)

Agent Comments

2 - -

Price: \$430,000
Method: Sold Before Auction
Date: 03/04/2017
Rooms: -
Property Type: Unit
Land Size:



3/135 Austin Rd SEAFORD 3198 (REI)

Agent Comments

2 1 2

Price: \$423,000
Method: Sold Before Auction
Date: 03/03/2017
Rooms: -
Property Type: Unit
Land Size: 284 sqm



10/1 Young St SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$392,000
Method: Private Sale
Date: 19/01/2017
Rooms: 5
Property Type: Unit
Land Size: