

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 WYNNSTAY ROAD, SEAFORD, VIC 3198

 3  -  -

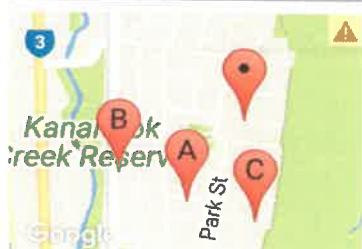
Indicative Selling Price

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

Price Range: **730,000 to 800,000**

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$660,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 MANYUNG CRT, SEAFORD, VIC 3198

 3  1  1

Sale Price

\$770,000

Sale Date: 09/09/2017

Distance from Property: 363m



66 RAILWAY PDE, SEAFORD, VIC 3198

 3  2  1

Sale Price

\$785,000

Sale Date: 26/06/2017

Distance from Property: 469m



13 MONA ST, SEAFORD, VIC 3198

 3  1  2

Sale Price

\$800,000

Sale Date: 24/06/2017

Distance from Property: 377m



This report has been compiled on 16/11/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 WYNNSTAY ROAD, SEAFORD, VIC 3198

Indicative selling price

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

Price Range: 730,000 to 800,000

Median sale price

Median price

\$660,000

House

☒

Unit

☐

Suburb

SEAFORD

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

Comparable property sales

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
6 MANYUNG CRT, SEAFORD, VIC 3198	\$770,000	09/09/2017
66 RAILWAY PDE, SEAFORD, VIC 3198	\$785,000	26/06/2017
13 MONA ST, SEAFORD, VIC 3198	\$800,000	24/06/2017