

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

19 Downs Road, Seaford Vic 3198

Indicative selling price

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

Range between

\$645,000

&

\$695,000

Median sale price

Median price

\$745,000

House

X

Unit

Suburb

Seaford

Period - From

01/01/2018

to

31/03/2018

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	2 Ellsdon Dr SEAFORD 3198	\$670,000	03/05/2018
2	2a Mountain View Cr SEAFORD 3198	\$670,000	21/02/2018
3	27 Peterson St SEAFORD 3198	\$648,500	14/04/2018

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 -

Rooms:
Property Type: House (Res)
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$645,000 - \$695,000
Median House Price
March quarter 2018: \$745,000

Comparable Properties



2 Elsdon Dr SEAFORD 3198 (REI)

3 1 2

Agent Comments

Price: \$670,000
Method: Private Sale
Date: 03/05/2018
Rooms: -
Property Type: House



2a Mountain View Cr SEAFORD 3198 (VG)

3 - -

Agent Comments

Price: \$670,000
Method: Sale
Date: 21/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 535 sqm approx



27 Peterson St SEAFORD 3198 (REI)

3 1 2

Agent Comments

Price: \$648,500
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 626 sqm approx