

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	19 Downs Road, Seaford Vic 3198					
Indicative selling price						

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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	Hou	use 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.

Ad	dress of comparable property	Price	Date of sale	
1	2 Elisdon 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.

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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 Elisdon Dr SEAFORD 3198 (REI)

3





Agent Comments

Price: \$670,000 Method: Private Sale Date: 03/05/2018

Rooms: -

Property Type: House



2a Mountain View Cr SEAFORD 3198 (VG)

3







Price: \$670,000 Method: Sale Date: 21/02/2018

Rooms: -

Property Type: House (Res) Land Size: 535 sqm approx



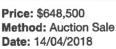






Agent Comments

Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 626 sqm approx

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