

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 Maple Street, Seaford Vic 3198

Indicative selling price

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

Range between \$675,000 & \$715,000

Median sale price

Median price \$556,250 House Unit X Suburb Seaford

Period - From 01/04/2018 to 30/06/2018 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 | 3 Elisdon Dr SEAFORD 3198 | \$700,000 | 14/05/2018 |
| 2 | 9 East Rd SEAFORD 3198 | \$690,000 | 16/07/2018 |
| 3 | 19 Downs Rd SEAFORD 3198 | \$670,000 | 06/07/2018 |

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$715,000

Median Unit Price

June quarter 2018: \$556,250

Comparable Properties



3 Elisdon Dr SEAFORD 3198 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 14/05/2018

Rooms: 5

Property Type: House



9 East Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 16/07/2018

Rooms: -

Property Type: House

Land Size: 556 sqm approx



19 Downs Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 06/07/2018

Rooms: -

Property Type: House