

## 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
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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