

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

37/8 Hannah Street, Seaford Vic 3198

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000

&

\$423,000

Median sale price

Median price \$472,500

House

Unit

X

Suburb

Seaford

Period - From 01/10/2017

to

31/12/2017

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	1/22 Armata Cr FRANKSTON NORTH 3200	\$445,000	23/02/2018
2	13/10 Claude St SEAFORD 3198	\$438,000	06/12/2017
3	4/4 Hannah St SEAFORD 3198	\$423,500	30/10/2017

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.



2 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$385,000 - \$423,000

Median Unit Price

December quarter 2017: \$472,500

Comparable Properties



1/22 Armata Cr FRANKSTON NORTH 3200 (REI)

Agent Comments

3 1 1

Price: \$445,000
Method: Private Sale
Date: 23/02/2018
Rooms: 4
Property Type: Unit
Land Size: 305 sqm approx



13/10 Claude St SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$438,000
Method: Sold Before Auction
Date: 06/12/2017
Rooms: 1
Property Type: Unit



4/4 Hannah St SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$423,500
Method: Private Sale
Date: 30/10/2017
Rooms: -
Property Type: Unit