

Paul Gilderdale 0417 697 233 pgilderdale@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Troperty offered for sale										
Including subu		37/8 Hannah Street, Seaford Vic 3198								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$385,000		&	\$423,000						
Median sale price										
Median price	\$472,500	Hou	se	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.

Add	dress 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.

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> **Indicative Selling Price** \$385,000 - \$423,000 **Median Unit Price** December quarter 2017: \$472,500





Rooms: Property Type: Unit Agent Comments

Comparable Properties



1/22 Armata Cr FRANKSTON NORTH 3200

(REI)

Price: \$445.000 Method: Private Sale Date: 23/02/2018

Rooms: 4

Property Type: Unit

Land Size: 305 sqm approx

Agent Comments



13/10 Claude St SEAFORD 3198 (REI)

-- 2

Price: \$438,000

Method: Sold Before Auction

Date: 06/12/2017

Rooms: 1

Property Type: Unit

Agent Comments



4/4 Hannah St SEAFORD 3198 (REI)

Price: \$423,500 Method: Private Sale Date: 30/10/2017

Rooms: -

Property Type: Unit

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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