

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

2 Peter Court, Seaford Vic 3198

Indicative selling price

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

Range between \$589,000

&

\$629,000

Median sale price

Median price \$685,000

Property Type House

Suburb Seaford

Period - From 01/10/2019

to 31/12/2019

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 Fleming Ct SEAFORD 3198	\$635,000	06/12/2019
2	121 Austin Rd SEAFORD 3198	\$622,500	22/02/2020
3	1 Maple St SEAFORD 3198	\$605,500	09/10/2019

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.~~

This Statement of Information was prepared on:

18/03/2020 15:05



Property Type:
Agent Comments

Indicative Selling Price
\$589,000 - \$629,000
Median House Price
December quarter 2019: \$685,000

Comparable Properties

3 Fleming Ct SEAFORD 3198 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 06/12/2019
Property Type: House (Res)
Land Size: 613 sqm approx

121 Austin Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$622,500
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 700 sqm approx



1 Maple St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$605,500
Method: Private Sale
Date: 09/10/2019
Property Type: House
Land Size: 568 sqm approx