

## 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 21/1 Young Street, Seaford Vic 3198

#### Indicative selling price

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

Range between \$495,000 & \$535,000

#### Median sale price

Median price \$480,500 House Unit X Suburb Seaford

Period - From 01/01/2017 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	1/16 Chicquita Av SEAFORD 3198	\$550,000	08/11/2017
2	16/1 Young St SEAFORD 3198	\$512,500	21/03/2018
3	4/111 Austin Rd SEAFORD 3198	\$475,000	01/12/2017

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.

**Rooms:****Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 231.959 sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000 - \$535,000

**Median Unit Price**

Year ending December 2017: \$480,500

## Comparable Properties

**1/16 Chicquita Av SEAFORD 3198 (REI/VG)**

Agent Comments

Updated interior

**Price:** \$550,000**Method:** Private Sale**Date:** 08/11/2017**Rooms:** 6**Property Type:** House**16/1 Young St SEAFORD 3198 (REI)**

Agent Comments

Original condition, similar layout

**Price:** \$512,500**Method:** Private Sale**Date:** 21/03/2018**Rooms:** -**Property Type:** Development Site (Res)**4/111 Austin Rd SEAFORD 3198 (REI/VG)**

Agent Comments

Original condition

**Price:** \$475,000**Method:** Private Sale**Date:** 01/12/2017**Rooms:** 3**Property Type:** Unit