

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

58 Milroy Crescent, Seaford Vic 3198

Indicative selling price

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

Single price

\$895,000

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	20 Westley St CARRUM 3197	\$917,500	29/02/2020
2	28 Mersey Cr SEAFORD 3198	\$891,000	05/03/2020
3	30a Wunalla Rd SEAFORD 3198	\$890,000	26/03/2020

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:

20/04/2020 13:43



 3  2  4

Property Type: House (Previously Occupied - Detached)

Land Size: 600 approx sqm approx

Agent Comments

Comparable Properties



20 Westley St CARRUM 3197 (REI)

Agent Comments

 3  1  2

Price: \$917,500

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 687 sqm approx

28 Mersey Cr SEAFORD 3198 (VG)

Agent Comments

 3  -  -

Price: \$891,000

Method: Sale

Date: 05/03/2020

Property Type: House (Res)

Land Size: 534 sqm approx



30a Wunalla Rd SEAFORD 3198 (REI)

Agent Comments

 4  2  1

Price: \$890,000

Method: Sold Before Auction

Date: 26/03/2020

Property Type: Townhouse (Res)