

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

64 Armstrongs Road, Seaford Vic 3198

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$708,000

House

X

Unit

Suburb Seaford

Period - From 01/07/2017

to

30/09/2017

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	51 East Rd SEAFORD 3198	\$932,000	29/07/2017
2	107 Austin Rd SEAFORD 3198	\$930,000	23/08/2017
3	18 Catron St SEAFORD 3198	\$870,000	29/07/2017

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:** House (Previously Occupied - Detached)**Land Size:** 968 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

September quarter 2017: \$708,000

Comparable Properties

**51 East Rd SEAFORD 3198 (REI)**

Agent Comments

**Price:** \$932,000**Method:** Auction Sale**Date:** 29/07/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 1096 sqm approx**107 Austin Rd SEAFORD 3198 (REI)**

Agent Comments

**Price:** \$930,000**Method:** Private Sale**Date:** 23/08/2017**Rooms:** -**Property Type:** House**18 Catron St SEAFORD 3198 (REI/VG)**

Agent Comments



Smaller Land

Price: \$870,000**Method:** Auction Sale**Date:** 29/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 771 sqm approx