

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

2/26 Larool Crescent, Seaford Vic 3198

Indicative selling price

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

Range between \$619,000

&

\$649,000

Median sale price

Median price \$638,000

Property Type House

Suburb Seaford

Period - From 01/10/2018

to

30/09/2019

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	1/7 Newton St SEAFORD 3198	\$600,000	07/08/2019
2	3a Armstrongs Rd SEAFORD 3198	\$619,000	13/06/2019
3	80a Rosslyn Av SEAFORD 3198	\$635,000	23/09/2019

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:

21/11/2019 11:48



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$619,000 - \$649,000

Median House Price

Year ending September 2019: \$638,000

Comparable Properties



1/7 Newton St SEAFORD 3198 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 07/08/2019

Property Type: Strata Unit/Flat



3a Armstrongs Rd SEAFORD 3198 (REI/VG)

Agent Comments

3 1 2

Price: \$619,000

Method: Private Sale

Date: 13/06/2019

Rooms: 8

Property Type: Unit

Land Size: 363 sqm approx



80a Rosslyn Av SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$635,000

Method: Private Sale

Date: 23/09/2019

Property Type: Unit

Land Size: 246 sqm approx