

Daniel McGlashan 8781 3888 0407 545 243 daniel.mcglashan@eview.com

Statement of Information

Single residential property located in the Melbourne metropolitan area

					Sec	ction 47	AF of the	Estate	Agents Act 1980
Property offer	ed for s	sale							
Address Including suburb and postcode		1/11 Stephen Street, Seaford Vic 3198							
Indicative sell	ing pric	:e							
For the meaning	of this p	rice see	consume	r.vic.gov.	au/under	quoting			
Range between \$579,0		000		&	\$619	9,000			
Median sale p	rice								
Median price	\$711,75	0	House	х	Unit			Suburb	Seaford
Period - From	01/04/2	018	to 30/0	06/2018		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.

Ad	dress of comparable property	Price	Date of sale	
1	1/37 Fellowes St SEAFORD 3198	\$610,000	14/04/2018	
2	1/16 Galway St SEAFORD 3198	\$589,000	23/06/2018	
3	4a Madden St SEAFORD 3198	\$588,500	07/06/2018	

OR

<u>B*</u> The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.



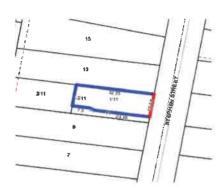


1/11 Stephen Street, Seaford Vic 3198



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> **Indicative Selling Price** \$579,000 - \$619,000 **Median House Price** June quarter 2018: \$711,750





Comparable Properties

1/37 Fellowes St SEAFORD 3198 (VG)

P 2

Price: \$610,000 Method: Sale Date: 14/04/2018

Rooms: -

Property Type: House (Res) Land Size: 311 sqm approx **Agent Comments**



1/16 Galway St SEAFORD 3198 (REI/VG)

3





Price: \$589,000 Method: Private Sale Date: 23/06/2018 Rooms: -

Property Type: Unit

Land Size: 390 sqm approx

Agent Comments



4a Madden St SEAFORD 3198 (VG)



Price: \$588.500 Method: Sale Date: 07/06/2018

Rooms: -

Property Type: Strata Unit/Townhouse -

Conjoined

Agent Comments

Account - Eview Group Frankston





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