

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

1/11 Stephen Street, Seaford Vic 3198

Indicative selling price

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

Range between \$579,000 & \$619,000

Median sale price

Median price \$711,750 House ☒ Unit ☐ Suburb Seaford

Period - From 01/04/2018 to 30/06/2018 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.

	Address 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

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.~~

1/11 Stephen Street, Seaford Vic 3198

eview
GROUP

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Indicative Selling Price

\$579,000 - \$619,000

Median House Price

June quarter 2018: \$711,750



Rooms:

Property Type:

Agent Comments

Comparable Properties

1/37 Fellowes St SEAFORD 3198 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 14/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 311 sqm approx



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

Agent Comments



Price: \$589,000

Method: Private Sale

Date: 23/06/2018

Rooms: -

Property Type: Unit

Land Size: 390 sqm approx



4a Madden St SEAFORD 3198 (VG)

Agent Comments



Price: \$588,500

Method: Sale

Date: 07/06/2018

Rooms: -

Property Type: Strata Unit/Townhouse -
Conjoined