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

18 Kananook Avenue, Seaford Vic 3198

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Seaford
Period - From	01/07/2019	to	30/06/2020		So	urce	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 sixmonths 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	226 Nepean Hwy SEAFORD 3198	\$1,350,000	23/02/2020
2	111 Kananook Av SEAFORD 3198	\$975,000	25/02/2020
3			

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:

03/08/2020 16:58









Property Type: House (Res) Agent Comments Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price Year ending June 2020: \$525,000

Comparable Properties



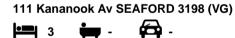
226 Nepean Hwy SEAFORD 3198 (REI/VG)



Price: \$1,350,000 Method: Private Sale Date: 23/02/2020 Property Type: House Land Size: 835 sqm approx

Agent Comments

Agent Comments



Price: \$975,000 Method: Sale Date: 25/02/2020 Property Type: House (Res) Land Size: 817 sqm approx

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.

Account - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.