

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Seaford

Period - From 01/07/2019

to 30/06/2020

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	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:

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18 Kananook Avenue, Seaford Vic 3198



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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

Year ending June 2020: \$525,000



4 2 3

Property Type: House (Res)

Agent Comments

Comparable Properties



226 Nepean Hwy SEAFORD 3198 (REI/VG)

Agent Comments

5 2 2

Price: \$1,350,000

Method: Private Sale

Date: 23/02/2020

Property Type: House

Land Size: 835 sqm approx

111 Kananook Av SEAFORD 3198 (VG)

Agent Comments

3 - -

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.