

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

15 Catron Street, Seaford Vic 3198

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$715,000

House

X

Unit

Suburb Seaford

Period - From 01/10/2017

to

30/09/2018

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	144 Railway Pde SEAFORD 3198	\$715,000	13/10/2018
2	14 Largs St SEAFORD 3198	\$700,000	05/09/2018
3	29 Peterson St SEAFORD 3198	\$685,000	18/09/2018

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.



3 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
Year ending September 2018: \$715,000

Comparable Properties



144 Railway Pde SEAFORD 3198 (REI)

Agent Comments

3 1 1

Price: \$715,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 5
Property Type: House (Res)
Land Size: 725 sqm approx



14 Largs St SEAFORD 3198 (REI/VG)

Agent Comments

3 1 2

Price: \$700,000
Method: Sold Before Auction
Date: 05/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 682 sqm approx



29 Peterson St SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$685,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: House
Land Size: 615 sqm approx