

## 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

29 Downs Road, Seaford Vic 3198

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$645,000 & \$695,000

#### Median sale price

Median price \$720,000 House ☒ Unit ☐ Suburb Seaford

Period - From 01/07/2017 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	2 Elsdon Dr SEAFORD 3198	\$670,000	03/05/2018
2	19 Downs Rd SEAFORD 3198	\$670,000	06/07/2018
3	9 East Rd SEAFORD 3198	\$690,000	16/07/2018

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 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 591 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$645,000 - \$695,000  
**Median House Price**  
Year ending June 2018: \$720,000

## Comparable Properties



**2 Elisdon Dr SEAFORD 3198 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 03/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 534 sqm approx



**19 Downs Rd SEAFORD 3198 (REI)**

**Agent Comments**

3 1 4

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 06/07/2018  
**Rooms:** -  
**Property Type:** House



**9 East Rd SEAFORD 3198 (REI)**

**Agent Comments**

3 2 2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 16/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 556 sqm approx