

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

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

Median sale price

Median price	\$720,000	Hou	use X	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Elisdon 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.

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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)

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Price: \$670,000 Method: Private Sale Date: 03/05/2018

Rooms: -

Property Type: House Land Size: 534 sqm approx **Agent Comments**



19 Downs Rd SEAFORD 3198 (REI)

3





Price: \$670,000 Method: Private Sale Date: 06/07/2018

Rooms: -

Property Type: House

Agent Comments



9 East Rd SEAFORD 3198 (REI)

3





Price: \$690,000 **Method:** Private Sale **Date:** 16/07/2018

Rooms: -

Property Type: House **Land Size:** 556 sqm approx

Agent Comments

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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.

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