

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

3/4 Acacia Avenue, Seaholme Vic 3018

Indicative selling price

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

Single price \$675,000

Median sale price

Median price

House

Unit

Suburb

Seaholme

Period - From

to

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	2/62 Queen St ALTONA 3018	\$750,000	07/02/2017
2	3/1-3 Noordenne Av SEAHOLME 3018	\$682,500	17/12/2016
3	3/58 Rayner St ALTONA 3018	\$648,000	06/01/2017

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.



2 2 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$675,000

Comparable Properties



2/62 Queen St ALTONA 3018 (REI/VG)

Agent Comments

2 1 2

Price: \$750,000
Method: Private Sale
Date: 07/02/2017
Rooms: 3
Property Type: Unit
Land Size: 251 sqm approx



3/1-3 Noordenne Av SEAHOLME 3018 (VG)

Agent Comments

2 - -

Price: \$682,500
Method: Sale
Date: 17/12/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/58 Rayner St ALTONA 3018 (VG)

Agent Comments

2 - -

Price: \$648,000
Method: Sale
Date: 06/01/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit