

0416 082 401 ahuynh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AE of the Estate Agents Act 1000

Addres	ss 3/4 Acacia	3/4 Acacia Avenue, Seaholme Vic 3018							
Including suburb ar postcod	nd	,							
Indicative selling p	rice								
For the meaning of th	is price see co	onsumer.vic.gov.	au/underquo	oting					
Single price \$67	75,000								
Median sale price									
Median price	Н	louse	Unit		Suburb	Seaholme			
Period - From	to		So	ource	REIV				
Comparable prope A* These are the			•	-	ble)	a in the last siv			

months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Alex Huynh 0416 082 401 ahuynh@hockingstuart.com.au

> Indicative Selling Price \$675,000



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Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



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

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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)

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Price: \$682,500 Method: Sale Date: 17/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

3/58 Rayner St ALTONA 3018 (VG)

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(A30)

Price: \$648,000 Method: Sale Date: 06/01/2017

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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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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Agent Comments

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