

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	perty	offered	for	sale

Property offered for Sale								
Address Including suburb and postcode								
Indicative sell	ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$775,000		&	\$825	5,000			
Median sale price								
Median price	\$711,750	House	X	Unit			Suburb	Seaford
Period - From	01/04/2018	to 3	0/06/2018		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	25 Rosslyn Av SEAFORD 3198	\$840,000	25/08/2018
2	19 Portland Pde SEAFORD 3198	\$832,000	18/06/2018
3	13 Charles St SEAFORD 3198	\$803,000	18/05/2018

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.











Rooms:

Property Type: House Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price \$775,000 - \$825,000 Median House Price June quarter 2018: \$711,750

Comparable Properties



25 Rosslyn Av SEAFORD 3198 (REI)





Price: \$840,000 Method: Auction Sale Date: 25/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments



19 Portland Pde SEAFORD 3198 (VG)

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Price: \$832,000 Method: Sale Date: 18/06/2018

Rooms: -

Property Type: House (Res) Land Size: 581 sqm approx **Agent Comments**



13 Charles St SEAFORD 3198 (VG)





Price: \$803,000 Method: Sale

Date: 18/05/2018 Rooms: -

Property Type: House (Res) Land Size: 664 sqm approx **Agent Comments**

Account - Eview Group Frankston





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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