

## 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

12 Mahoney Crescent, 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

\$775,000

&

\$825,000

#### Median sale price

Median price

\$711,750

House

X

Unit

Suburb

Seaford

Period - From

01/04/2018

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~



3 1 2

**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)**

**Agent Comments**

4 1 2

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 25/08/2018  
**Rooms:** -  
**Property Type:** House (Res)



**19 Portland Pde SEAFORD 3198 (VG)**

**Agent Comments**

3 - -

**Price:** \$832,000  
**Method:** Sale  
**Date:** 18/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**13 Charles St SEAFORD 3198 (VG)**

**Agent Comments**

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**Price:** \$803,000  
**Method:** Sale  
**Date:** 18/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx