

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	23 Denbigh Rd SEAFORD 3198	\$732,000	20/05/2017
2	43 Milroy Cr SEAFORD 3198	\$720,000	02/09/2017
3	43 Coolibar Av SEAFORD 3198	\$685,000	11/02/2017

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.



3 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 540 sqm approx

Indicative Selling Price
\$665,000 - \$715,000
Median House Price
June quarter 2017: \$731,000

Comparable Properties



23 Denbigh Rd SEAFORD 3198 (REI)

3 1 2

Price: \$732,000

Date: 20/05/2017

Property Type: House (Res)
Land Size: 576 sqm approx



43 Milroy Cr SEAFORD 3198 (REI)

3 2 2

Price: \$720,000

Date: 02/09/2017

Property Type: House (Res)
Land Size: 530 sqm approx



43 Coolibar Av SEAFORD 3198 (REI/VG)

3 1 -

Price: \$685,000

Date: 11/02/2017

Property Type: House (Res)
Land Size: 530 sqm approx