

## 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

17a Duncan Avenue, 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

\$645,000

&

\$695,000

#### Median sale price

Median price

\$708,000

House

X

Unit

Suburb

Seaford

Period - From

01/07/2017

to

30/09/2017

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	30 Mcculloch Av SEAFORD 3198	\$720,000	30/11/2017
2	9 Lorna St SEAFORD 3198	\$675,000	02/08/2017
3	25 Weatherston Rd SEAFORD 3198	\$670,008	15/11/2017

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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$645,000 - \$695,000  
**Median House Price**  
September quarter 2017: \$708,000

## Comparable Properties



**30 McCulloch Av SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 30/11/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 585 sqm approx



**9 Lorna St SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 02/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 696 sqm approx



**25 Weatherston Rd SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$670,008  
**Method:** Private Sale  
**Date:** 15/11/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 606 sqm approx