

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

42 Carrington Court, Seaford Vic 3198

Indicative selling price

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

Range between \$589,000

&

\$645,000

Median sale price

Median price \$635,000

House

X

Unit

Suburb Seaford

Period - From 01/07/2018

to

30/06/2019

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	39 Carrington Ct SEAFORD 3198	\$631,000	01/04/2019
2	16 Centenary St SEAFORD 3198	\$655,000	13/08/2019
3	4 Fern Cl SEAFORD 3198	\$657,500	18/03/2019

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 2

Rooms:

Property Type: House

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



39 Carrington Ct SEAFORD 3198 (REI/VG)

Agent Comments

4 3 2

Price: \$631,000

Method: Private Sale

Date: 01/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 590 sqm approx



16 Centenary St SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$655,000

Method: Private Sale

Date: 13/08/2019

Rooms: -

Property Type: House

Land Size: 793 sqm approx



4 Fern Cl SEAFORD 3198 (REI/VG)

Agent Comments

3 2 2

Price: \$657,500

Method: Private Sale

Date: 18/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 598 sqm approx