

# 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 Hummerstone Road, 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 \$690,000

&

\$740,000

### Median sale price

Median price \$802,500

Property Type House

Suburb Seaford

Period - From 04/10/2022

to

03/10/2023

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	58 Maple St SEAFORD 3198	\$730,000	24/06/2023
2			
3			

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.~~

This Statement of Information was prepared on:

04/10/2023 14:25



 4  1  3

**Property Type:** House  
**Land Size:** 540 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$740,000

**Median House Price**

04/10/2022 - 03/10/2023: \$802,500

## Comparable Properties



**58 Maple St SEAFORD 3198 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

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.

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900