

## 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 Taldra 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

\$580,000

&

\$630,000

#### Median sale price

Median price

\$662,500

House

X

Suburb

Seaford

Period - From

01/01/2017

to

31/03/2017

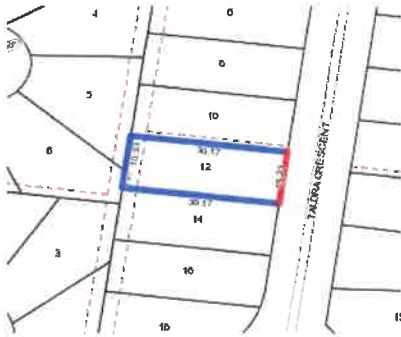
Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Chicquita Av SEAFORD 3198	\$673,000	23/05/2017
11 Sturdee St SEAFORD 3198	\$620,000	09/05/2017
15 Peterson St SEAFORD 3198	\$580,000	07/03/2017



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

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median House Price**  
March quarter 2017: \$662,500

## Comparable Properties

### 3 Chicquita Av SEAFORD 3198 (REI)

**Agent Comments**



**Price:** \$673,000  
**Method:** Private Sale  
**Date:** 23/05/2017  
**Rooms:** -  
**Property Type:** House



### 11 Sturdee St SEAFORD 3198 (REI)

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 09/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 530 sqm



### 15 Peterson St SEAFORD 3198 (REI)

**Agent Comments**



**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2017  
**Rooms:** 6  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 694 sqm