

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](http://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	29 Lucas Cr SEAFORD 3198	\$615,000	11/12/2017
2	27 Peterson St SEAFORD 3198	\$648,500	14/04/2018
3	31 Carrington Av SEAFORD 3198	\$673,500	23/11/2017

**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.~~



3 1 4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$615,000 - \$665,000  
**Median House Price**  
December quarter 2017: \$720,000

## Comparable Properties



29 Lucas Cr SEAFORD 3198 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$615,000  
**Method:** Sold Before Auction  
**Date:** 11/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 542 sqm approx



27 Peterson St SEAFORD 3198 (REI)

**Agent Comments**

3 1 2

**Price:** \$648,500  
**Method:** Auction Sale  
**Date:** 14/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx



31 Carrington Av SEAFORD 3198 (REI/VG)

**Agent Comments**

3 - -

**Price:** \$673,500  
**Method:** Private Sale  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 626 sqm approx