



4 - 2

Rooms:
Property Type: House (Res)
Land Size: 770 sqm approx
Agent Comments

Indicative Selling Price
 \$799,000 - \$849,000
Median House Price
 June quarter 2017: \$731,000

Comparable Properties



48 McKenzie St SEAFORD 3198 (REI)

4 2 2

Price: \$890,000
Method: Private Sale
Date: 16/04/2017
Rooms: 6
Property Type: House

Agent Comments

Was similar land size adjoining the wetlands and was renovated nicely inside.



13 Mona St SEAFORD 3198 (REI)

3 1 2

Price: \$800,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: House (Res)

Agent Comments

Was only a 3 bedroom, but comparable location.

5 Ireland St SEAFORD 3198 (REI)

3 2 2

Price: \$782,500
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Smaller land size by approx 170m2

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

18 Catron Street, Seaford Vic 3198

Indicative selling price

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

Range between \$799,000

&

\$849,000

Median sale price

Median price \$731,000

House

X

Suburb

Seaford

Period - From 01/04/2017

to

30/06/2017

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
48 Mckenzie St SEAFORD 3198	\$890,000	16/04/2017
13 Mona St SEAFORD 3198	\$800,000	24/06/2017
5 Ireland St SEAFORD 3198	\$782,500	17/06/2017