## hockingstuart





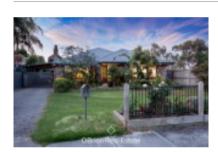
Rooms:

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)





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)

**-**





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)

**9** 3



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

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#### 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	18 Catron Street, Seaford Vic 3198
postcode	

#### Indicative selling price

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

Range between	\$799,000	&	\$849,000
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#### Median sale price

Median price	\$731,000	Н	ouse X	Sul	burb	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



