

Aaron Froling 03 9781 3366 0410 566 618 afroling@hockingstuart.com.au

> **Indicative Selling Price** \$750,000 **Median House Price** March quarter 2017: \$662,500





Property Type: House (Previously

Occupied - Detached) Land Size: 785 sqm approx

Agent Comments



# Comparable Properties

43 Molesworth St SEAFORD 3198 (VG)

**--**3





Price: \$750,000 Method: Sale Date: 15/02/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 1150 sqm approx

3 Smale Ct SEAFORD 3198 (REI/VG)







Method: Auction Sale Date: 01/04/2017

Rooms: 6

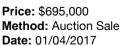
Property Type: House (Res) Land Size: 616 sqm approx

7 Levuka St SEAFORD 3198 (REI)







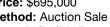












Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133

STREET, STREET

Generated: 11/07/2017 17:19





Agent Comments

**Agent Comments** 

Agent Comments



Aaron Froling 03 9781 3366 0410 566 618 afroling@hockingstuart.com.au

## 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	154 Seaford Road, Seaford Vic 3198
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$662,500	Н	ouse	Х	Su	burb	Seaford	
Period - From	01/01/2017	to	31/03	3/2017	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
43 Molesworth St SEAFORD 3198	\$750,000	15/02/2017
3 Smale Ct SEAFORD 3198	\$701,000	01/04/2017
7 Levuka St SEAFORD 3198	\$695,000	01/04/2017



