



5 3 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties

**43 Molesworth St SEAFORD 3198 (VG)**

Agent Comments

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)**

Agent Comments

4 2 1

**Price:** \$701,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 616 sqm approx



**7 Levuka St SEAFORD 3198 (REI)**

Agent Comments

4 2 -

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

## 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

154 Seaford Road, Seaford Vic 3198

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

## 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 |
|--------------------------------|-----------|--------------|
| 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   |