

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 AIRLIE GROVE, SEAFORD, VIC 3198

 3  -  -

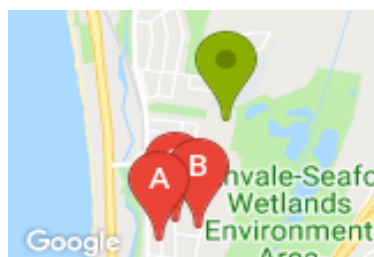
Indicative Selling Price

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

Price Range: 695,000 to \$760,000

Provided by: John Merchan, Impact Realty Group

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$625,000

01 January 2019 to 30 June 2019

Provided by: 

COMPARABLE PROPERTIES

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.



13 LUXTON TCE, SEAFORD, VIC 3198

 3  1  4

Sale Price

\$697,500

Sale Date: 18/04/2019

Distance from Property: 944m



61 PARK ST, SEAFORD, VIC 3198

 4  2  2

Sale Price

***\$775,000**

Sale Date: 08/07/2019

Distance from Property: 781m



24 PORTLAND PDE, SEAFORD, VIC 3198

 3  2  4

Sale Price

****\$767,000**

Sale Date: 12/07/2019

Distance from Property: 780m



This report has been compiled on 09/08/2019 by Impact Realty Group. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

35 AIRLIE GROVE, SEAFORD, VIC 3198

Indicative selling price

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

Price Range:

695,000 to \$760,000

Median sale price

Median price

\$625,000

House

☒

Unit

☐

Suburb

SEAFORD

Period

01 January 2019 to 30 June 2019

Source


pricefinder

Comparable property sales

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

13 LUXTON TCE, SEAFORD, VIC 3198	\$697,500	18/04/2019
61 PARK ST, SEAFORD, VIC 3198	*\$775,000	08/07/2019
24 PORTLAND PDE, SEAFORD, VIC 3198	**\$767,000	12/07/2019