

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

32 Cane Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$469,000

&

\$499,000

Median sale price

Median price \$510,000

House

Unit

X

Suburb

Seaford

Period - From 01/04/2018

to 31/03/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	2/78 East Rd SEAFORD 3198	\$465,000	01/04/2019
2	4 Bethune Ct SEAFORD 3198	\$460,000	31/05/2019
3	37 Cane Mews SEAFORD 3198	\$438,000	15/03/2019

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/78 East Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 01/04/2019

Rooms: -

Property Type: Unit



4 Bethune Ct SEAFORD 3198 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 31/05/2019

Rooms: 4

Property Type: Townhouse (Res)



37 Cane Mews SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$438,000

Method: Private Sale

Date: 15/03/2019

Rooms: 3

Property Type: Unit