

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

48 Emanuel Drive Seaford VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$599,950

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

House

Suburb

Seaford

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 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

41 Maple Street Seaford VIC 3198	\$590,000	16-Oct-19
1 Maple Street Seaford VIC 3198	\$605,500	23-Oct-19
163 Austin Road Seaford VIC 3198	\$552,500	21-Aug-19

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 6 months.~~

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41 Maple Street Seaford VIC 3198

Sold Price

\$590,000

Sold Date

16-Oct-19

3

1

2

Distance

0.17km



1 Maple Street Seaford VIC 3198

Sold Price

^{RS} **\$605,500**

Sold Date

23-Oct-19

3

1

1

Distance

0.31km



163 Austin Road Seaford VIC 3198

Sold Price

\$552,500

Sold Date

21-Aug-19

4

2

2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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