

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	calo
Fionelly	onereu	101	Sale

Address Including suburb and postcode	11 Pimpala Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$	595,000	&	\$645,000
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Median sale price

Median price	\$720,000	Hou	ıse	Х	Unit		Suburb	Seaford
Period - From	01/10/2017	to	31/	12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	12 Sussex Cr SEAFORD 3198	\$630,000	13/01/2018
2	16 Hodges St SEAFORD 3198	\$650,000	30/11/2017
3	6 Elisdon Dr SEAFORD 3198	\$672,500	17/10/2017

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.

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Rooms:

Property Type: House (Previously

Occupied - Detached)

Land Size: 526 sqm approx

Agent Comments

Indicative Selling Price \$595,000 - \$645,000 Median House Price

December quarter 2017: \$720,000

Comparable Properties



12 Sussex Cr SEAFORD 3198 (REI)

3





Price: \$630,000 Method: Private Sale Date: 13/01/2018

Rooms: 7

Property Type: House Land Size: 694 sqm approx **Agent Comments**



16 Hodges St SEAFORD 3198 (REI/VG)

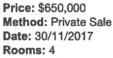
3







Agent Comments



Property Type: House Land Size: 604 sqm approx

6 Elisdon Dr SEAFORD 3198 (REI/VG)

3





Agent Comments



Price: \$672,500 Method: Private Sale Date: 17/10/2017

Rooms: 3

Property Type: House **Land Size:** 534 sqm approx

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The Information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.