

# 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

11 Pimpala Avenue, Seaford Vic 3198

### Indicative selling price

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

Range between \$595,000 & \$645,000

### Median sale price

Median price \$720,000 House X 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.

|   | Address 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.~~



**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)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 13/01/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 694 sqm approx



**16 Hodges St SEAFORD 3198 (REI/VG)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 30/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 604 sqm approx



**6 Elisdon Dr SEAFORD 3198 (REI/VG)**

**Agent Comments**



**Price:** \$672,500  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 534 sqm approx