

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s		
Address Including suburb and	18 Bayside Grove, Seaford Vic 3198	
postcode		
Indicative selling pric	ce	

For the meaning	of this	price see	consumer.	vic.gov.a	au/underquotir	าด
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Range between	\$745,000	&	\$795,000

Median sale price

Median price	\$708,000	Hou	ise X	Unit		Suburb	Seaford
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	1 Elisdon Dr SEAFORD 3198	\$780,000	09/11/2017
2	6 Manyung Ct SEAFORD 3198	\$770,000	09/09/2017
3	64 Park St SEAFORD 3198	\$746,000	11/11/2017

OR

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

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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$745,000 - \$795,000 **Median House Price** September quarter 2017: \$708,000

Comparable Properties



1 Elisdon Dr SEAFORD 3198 (REI)

3





Agent Comments

Price: \$780,000 Method: Private Sale Date: 09/11/2017 Rooms: 3

Property Type: House



6 Manyung Ct SEAFORD 3198 (REI)







Price: \$770,000 Method: Auction Sale Date: 09/09/2017

Rooms: 4

Property Type: House (Res) Land Size: 591 sqm approx

Agent Comments



64 Park St SEAFORD 3198 (REI)





Price: \$746,000 Method: Auction Sale Date: 11/11/2017

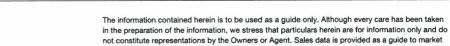
Rooms: -

Property Type: House (Res)

Agent Comments

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



