

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

4 Smale Court 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Seaford

Period-from

01 Sep 2018

to

31 Aug 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

39 Carrington Court Seaford VIC 3198	\$631,000	18-Mar-19
8 Downs Road Seaford VIC 3198	\$588,000	17-May-19
11 Sussex Crescent Seaford VIC 3198	\$625,000	13-Jun-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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39 Carrington Court Seaford VIC 3198

Sold Price

\$631,000

Sold Date

18-Mar-19



4



3



2

Distance

0.92km



8 Downs Road Seaford VIC 3198

Sold Price

\$588,000

Sold Date

17-May-19



4



2



1

Distance

0.45km



11 Sussex Crescent Seaford VIC 3198

Sold Price

\$625,000

Sold Date

13-Jun-19



3



2



2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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