

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

17 Madden Street, Seaford Vic 3198

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Seaford

Period - From

01/07/2022

to

30/09/2022

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 Holroyd St SEAFORD 3198	\$760,000	23/05/2022
2	203 Seaford Rd SEAFORD 3198	\$722,000	20/05/2022
3	55 Barry St SEAFORD 3198	\$690,000	30/08/2022

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.~~

This Statement of Information was prepared on:

15/10/2022 11:30



 3  2  2

Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price

\$650,000

Median House Price

September quarter 2022: \$875,000

Comparable Properties



12 Holroyd St SEAFORD 3198 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 612 sqm approx



203 Seaford Rd SEAFORD 3198 (VG)

Agent Comments

 4  -  -

Price: \$722,000
Method: Sale
Date: 20/05/2022
Property Type: House (Res)
Land Size: 669 sqm approx



55 Barry St SEAFORD 3198 (REI)

Agent Comments

 3  1  2

Price: \$690,000
Method: Private Sale
Date: 30/08/2022
Property Type: House
Land Size: 554 sqm approx