

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

3 Elisdon Drive, Seaford Vic 3198

Indicative selling price

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

Range between \$690,000

&

\$740,000

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	1 Elisdon Dr SEAFORD 3198	\$780,000	09/11/2017
2	8 Fleming Ct SEAFORD 3198	\$724,000	03/02/2018
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: 536 sqm approx

Agent Comments

Comparable Properties



1 Elisdon Dr SEAFORD 3198 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 09/11/2017

Rooms: 3

Property Type: House



8 Fleming Ct SEAFORD 3198 (REI)

Agent Comments



Price: \$724,000

Method: Auction Sale

Date: 03/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 585 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