

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

26 Mitchell Street, Seaford Vic 3198

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$890,000

Property Type House

Suburb Seaford

Period - From 01/04/2022

to

30/06/2022

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	89 Rosslyn Av SEAFORD 3198	\$870,000	29/04/2022
2	12 Levuka St SEAFORD 3198	\$840,000	20/07/2022
3	20 Mersey Cr SEAFORD 3198	\$820,000	21/06/2022

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:

09/09/2022 16:37



Property Type: House (Previously Occupied - Detached)

Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2022: \$890,000

Comparable Properties



89 Rosslyn Av SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 29/04/2022

Property Type: House

Land Size: 766 sqm approx



12 Levuka St SEAFORD 3198 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 20/07/2022

Property Type: House

Land Size: 708 sqm approx



20 Mersey Cr SEAFORD 3198 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 21/06/2022

Property Type: House (Res)

Land Size: 537 sqm approx

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