

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

2/37 Mitchell Street, Seaford Vic 3198

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$505,000

Unit X

Suburb Seaford

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
37 Belvedere Rd SEAFORD 3198	\$508,000	12/05/2017
6/17-19 Austin Rd SEAFORD 3198	\$510,000	22/03/2017
22a Kirkwood Av SEAFORD 3198	\$461,000	10/12/2016



2 -

Rooms:
Property Type: House (Res)
Land Size: 300 sqm
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
March quarter 2017: \$505,000

Very difficult property to find comparable properties being 2 bedroom older home on a half block.

Comparable Properties



37 Belvedere Rd SEAFORD 3198 (REI)

Agent Comments

3 1 2

Price: \$508,000
Method: Private Sale
Date: 12/05/2017
Rooms: 4
Property Type: House
Land Size: 374 sqm

6/17-19 Austin Rd SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Sold Before Auction
Date: 22/03/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm



22a Kirkwood Av SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$461,000
Method: Auction Sale
Date: 10/12/2016
Rooms: -
Property Type: Unit
Land Size: 274 sqm