

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	11 Sussex Crescent, Seaford Vic 3198

Indicative selling price

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

Range between	\$595,000	&	\$645,000
		W	

Median sale price

Median price	\$680,000	Hou	ıse X		Unit		Suburb	Seaford
Period - From	01/04/2018	to	31/03/20	19		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.

Ad	dress of comparable property	Price	Date of sale
1	18 Elisdon Dr SEAFORD 3198	\$625,000	19/03/2019
2	39 Carrington Ct SEAFORD 3198	\$631,000	01/04/2019
3	29 Downs Rd SEAFORD 3198	\$632,500	13/11/2018

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.

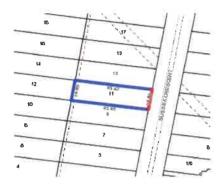
Account - Eview Group Frankston





Generated: 29/04/2019 16:37







Rooms

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price \$595,000 - \$645,000 Median House Price Year ending March 2019: \$680,000

Comparable Properties



18 Elisdon Dr SEAFORD 3198 (VG)

3





Price: \$625,000 Method: Sale Date: 19/03/2019

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments



39 Carrington Ct SEAFORD 3198 (REI)





2 2

Price: \$631,000 Method: Private Sale Date: 01/04/2019 Rooms: 5

Kooms: 5

Property Type: House Land Size: 590 sqm approx **Agent Comments**



29 Downs Rd SEAFORD 3198 (REI/VG)

3





130 (1

Price: \$632,500 Method: Private Sale Date: 13/11/2018

Rooms: -

Property Type: House Land Size: 591 sqm approx **Agent Comments**

Account - Eview Group Frankston





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 29/04/2019 16:37