

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

2/3 Bellevue Crescent Seaford VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Other

Suburb

Seaford

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 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

5 Sturdee Street Seaford VIC 3198	\$530,000	24-Aug-19
3 Centenary Street Seaford VIC 3198	\$498,000	05-Jun-19
3/50 Fellowes Street Seaford VIC 3198	\$542,500	13-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 18 October 2019

5 Sturdee Street Seaford VIC 3198 Sold Price **\$530,000** Sold Date **24-Aug-19**

 3  2  1

Distance **0.43km**



3 Centenary Street Seaford VIC 3198

Sold Price **\$498,000** Sold Date **05-Jun-19**

 3  2  2

Distance **0.48km**



3/50 Fellowes Street Seaford VIC 3198

Sold Price ^{RS} **\$542,500** Sold Date **13-Sep-19**

 3  1  2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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