

STATEMENT OF INFORMATION

3 PETER COURT, SEAFORD, VIC 3198

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 PETER COURT, SEAFORD, VIC 3198

3 1 1

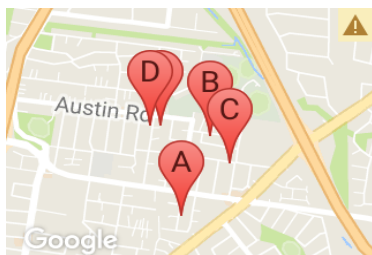
Indicative Selling Price

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

Price Range: \$580,000 to \$630,000

Provided by: Juan Merchan, Ufirst Real Estate

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$662,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 BOSTON AVE, SEAFORD, VIC 3198

3 1 1

Sale Price

Price Withheld

Sale Date: 06/11/2017

Distance from Property: 665m



14 KINSALE ST, SEAFORD, VIC 3198

3 1 2

Sale Price

***\$605,000**

Sale Date: 26/08/2017

Distance from Property: 335m



64 CENTENARY ST, SEAFORD, VIC 3198

3 1 5

Sale Price

***\$625,000**

Sale Date: 17/10/2017

Distance from Property: 532m



This report has been compiled on 13/12/2017 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 ELISDON DR, SEAFORD, VIC 3198

 **3**  **1**  **1**

Sale Price

***\$672,500**

Sale Date: 19/10/2017

Distance from Property: 65m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 PETER COURT, SEAFORD, VIC 3198

Indicative selling price

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

Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$662,500

House

X

Unit


Suburb

SEAFORD

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
15 BOSTON AVE, SEAFORD, VIC 3198	Price Withheld	06/11/2017
14 KINSALE ST, SEAFORD, VIC 3198	*\$605,000	26/08/2017
64 CENTENARY ST, SEAFORD, VIC 3198	*\$625,000	17/10/2017
6 ELISDON DR, SEAFORD, VIC 3198	*\$672,500	19/10/2017