

## 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

3 Chicquita Avenue, Seaford Vic 3198

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$595,000

&

\$654,500

#### Median sale price

Median price \$617,500

House

X

Suburb

Seaford

Period - From 01/04/2016

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
2 Chicquita Av SEAFORD 3198	\$645,000	21/03/2017
244 Seaford Rd SEAFORD 3198	\$623,000	06/04/2017
1 Saxil Ct SEAFORD 3198	\$602,000	22/12/2016



**Rooms:**  
**Property Type:**  
**Land Size:**  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$654,500  
**Median House Price**  
Year ending March 2017: \$617,500

## Comparable Properties



**2 Chicquita Av SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 21/03/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:**



**244 Seaford Rd SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$623,000  
**Method:** Private Sale  
**Date:** 06/04/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:**



**1 Saxil Ct SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$602,000  
**Method:** Private Sale  
**Date:** 22/12/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:**