

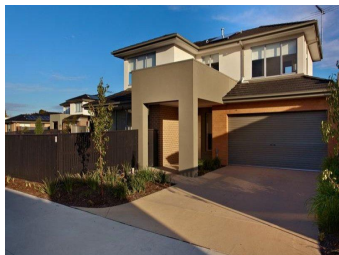
STATEMENT OF INFORMATION

1 PEAR COURT, SEAFORD, VIC 3198

PREPARED BY JUAN MERCHAN, UFIRST REAL ESTATE, PHONE: 0425 728 670

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 PEAR COURT, SEAFORD, VIC 3198

3 bedrooms 2 bathrooms 2 cars

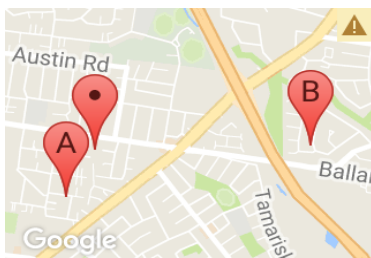
Indicative Selling Price

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

Price Range: **\$575,000 to \$632,500**

Provided by: Juan Merchan, Ufirst Real Estate

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$680,000

01 January 2017 to 31 December 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.



16 HODGES ST, SEAFORD, VIC 3198

3 bedrooms 2 bathrooms 4 cars

Sale Price

***\$650,000**

Sale Date: 30/11/2017

Distance from Property: 385m



11 PRINCE CRES, SEAFORD, VIC 3198

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$555,000**

Sale Date: 11/11/2017

Distance from Property: 227m



39 MOORHEN CRES, CARRUM DOWNS, VIC

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$621,000**

Sale Date: 09/11/2017

Distance from Property: 1.4km



This report has been compiled on 05/01/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1 PEAR COURT, SEAFORD, VIC 3198

Indicative selling price

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

Price Range:

\$575,000 to \$632,500

Median sale price

Median price

\$680,000

House

X

Unit


Suburb

SEAFORD

Period

01 January 2017 to 31 December 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
16 HODGES ST, SEAFORD, VIC 3198	*\$650,000	30/11/2017
11 PRINCE CRES, SEAFORD, VIC 3198	*\$555,000	11/11/2017
39 MOORHEN CRES, CARRUM DOWNS, VIC 3201	*\$621,000	09/11/2017