

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

4 Northcote Street 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,250

*House

X

*Unit

Suburb

Seaford

Period-from

01 Mar 2018

to

28 Feb 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 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

7 Netherall Street Seaford VIC 3198	\$677,500	15-Dec-18
15 Catron Street Seaford VIC 3198	\$660,000	20-Nov-18
2 Catron Street Seaford VIC 3198	\$675,250	20-Nov-18

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.~~

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7 Netherall Street Seaford VIC 3198 Sold Price **\$677,500** Sold Date **15-Dec-18**

 3  1  3

Distance **0.39km**



15 Catron Street Seaford VIC 3198 Sold Price **\$660,000** Sold Date **20-Nov-18**

 3  1  2

Distance **0.54km**



2 Catron Street Seaford VIC 3198 Sold Price **\$675,250** Sold Date **20-Nov-18**

 3  1  2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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