

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

186b Old Wells Road, Seaford Vic 3198

Indicative selling price

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

Range between

\$569,000

&

\$609,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Seaford

Period - From

01/07/2019

to

30/09/2019

Source

REIV

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
1	2/16-18 Fellowes St SEAFORD 3198	\$580,000	09/10/2019
2	1/7 Newton St SEAFORD 3198	\$600,000	07/08/2019
3	3a Armstrongs Rd SEAFORD 3198	\$619,000	13/06/2019

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.~~

This Statement of Information was prepared on:

31/10/2019 12:14



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$569,000 - \$609,000
Median Unit Price
September quarter 2019: \$500,000

Comparable Properties



2/16-18 Fellowes St SEAFORD 3198 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 09/10/2019
Property Type: House
Land Size: 403 sqm approx



1/7 Newton St SEAFORD 3198 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 07/08/2019
Property Type: Strata Unit/Flat



3a Armstrongs Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$619,000
Method: Private Sale
Date: 13/06/2019
Rooms: 8
Property Type: Unit
Land Size: 363 sqm approx