### Statement of Information

Period - From 01/07/2019

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offere	d for s	ale					
Address Including suburb and postcode		186b Old Wells Road, Seaford Vic 3198					
Indicative sellin	ng pric	e					
For the meaning of	of this p	rice see c	onsumer.vic.gov.au/	underquotir	ng		
Range between	\$569,000		&	\$609,000			
Median sale pri	ce						
Median price \$	500,00	0	Property Type Unit		Suburb Seaford		

#### Comparable property sales (\*Delete A or B below as applicable)

to 30/09/2019

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.

Ad	dress 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

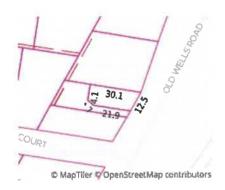
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

31/10/2019 12:14

Source REIV









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)

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



1/7 Newton St SEAFORD 3198 (VG)

3



Price: \$600,000 Method: Sale Date: 07/08/2019

Property Type: Strata Unit/Flat

**Agent Comments** 



3a Armstrongs Rd SEAFORD 3198 (REI/VG)

Price: \$619.000 Method: Private Sale Date: 13/06/2019 Rooms: 8

**Property Type: Unit** 

Land Size: 363 sqm approx

**Agent Comments** 

Account - Eview Group Frankston



