

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

164 Austin Road, Seaford Vic 3198

Indicative selling price

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

Range between \$595,000

&

\$645,000

Median sale price

Median price \$662,500

House

X

Suburb

Seaford

Period - From 01/01/2017

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
39 Carrington Ct SEAFORD 3198	\$650,000	11/05/2017
47 Centenary St SEAFORD 3198	\$635,000	11/02/2017
1 Saxil Ct SEAFORD 3198	\$602,000	22/12/2016



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 630 sqm
Agent Comments

Indicative Selling Price
\$595,000 - \$645,000
Median House Price
March quarter 2017: \$662,500

Comparable Properties



39 Carrington Ct SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 11/05/2017
Rooms: 9
Property Type: House (Res)
Land Size: 590 sqm



47 Centenary St SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$635,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 7
Property Type: House (Res)
Land Size: 653 sqm



1 Saxil Ct SEAFORD 3198 (REI)

Agent Comments

4 1 2

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