

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	or sale
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roperty offer	su loi salc								
Including subu		164 Austin Road, Seaford Vic 3198							
Indicative selli	ing price								
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$595,000		&	\$645,000					
Median sale p	rice								
Median price	\$662,500	House	Х	Su	burb Seaford				
Period - From	01/01/2017	to 31/0	3/2017	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



Account - Eview Group Frankston









Rooms:

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

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

Comparable Properties



39 Carrington Ct SEAFORD 3198 (REI)



Agent Comments

Price: \$650,000 Method: Private Sale Date: 11/05/2017

Rooms: 9

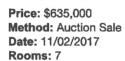
Property Type: House (Res)

Land Size: 590 sqm





Agent Comments



Property Type: House (Res)

Land Size: 653 sqm

1 Saxil Ct SEAFORD 3198 (REI)





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

Property Type: House

Agent Comments

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