

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

20 Moomba Avenue, Seaford Vic 3198

Indicative selling price

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

Range between

\$799,000

&

\$850,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Seaford

Period - From

01/07/2022

to

30/09/2022

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	8 Smale Ct SEAFORD 3198	\$840,000	10/10/2022
2	23 Benelong Cr SEAFORD 3198	\$790,000	06/10/2022
3			

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:

22/11/2022 15:19

James Crowder

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Indicative Selling Price

\$799,000 - \$850,000

Median House Price

September quarter 2022: \$875,000



5 3 2

Property Type: House

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



8 Smale Ct SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$840,000

Method: Private Sale

Date: 10/10/2022

Property Type: House (Res)

Land Size: 624 sqm approx



23 Benelong Cr SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$790,000

Method: Private Sale

Date: 06/10/2022

Rooms: 10

Property Type: House (Res)

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669