

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

3/8 Carder Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$556,250

House

Unit

X

Suburb

Seaford

Period - From 01/04/2018

to

30/06/2018

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 | 1/93 Dandenong Rd.E FRANKSTON 3199 | \$335,000 | 18/07/2018 |
| 2 | 1/54 Boonong Av SEAFORD 3198 | \$321,500 | 04/05/2018 |
| 3 | 20/402 Nepean Hwy FRANKSTON 3199 | \$310,000 | 21/06/2018 |

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.



2 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

June quarter 2018: \$556,250

Comparable Properties



1/93 Dandenong Rd.E FRANKSTON 3199 (REI) Agent Comments

2 1 1

Price: \$335,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: Unit



1/54 Boonong Av SEAFORD 3198 (REI/VG)

Agent Comments

2 1 1

Price: \$321,500

Method: Private Sale

Date: 04/05/2018

Rooms: -

Property Type: Unit



20/402 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments

2 1 1

Price: \$310,000

Method: Private Sale

Date: 21/06/2018

Rooms: 4

Property Type: Unit

Land Size: 49 sqm approx