

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

116 Austin Road, Seaford Vic 3198

Indicative selling price

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

Range between

\$539,000

&

\$579,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Seaford

Period - From

01/04/2019

to

30/06/2019

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	1/67 East Rd SEAFORD 3198	\$572,500	27/04/2019
2	131 East Rd SEAFORD 3198	\$570,000	03/06/2019
3	9 Centenary St SEAFORD 3198	\$543,000	09/04/2019

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.~~



3 -

Rooms:
Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$539,000 - \$579,000
Median House Price
June quarter 2019: \$600,000

Comparable Properties



1/67 East Rd SEAFORD 3198 (REI/VG)

Agent Comments

3 1 2

Price: \$572,500
Method: Private Sale
Date: 27/04/2019
Rooms: -
Property Type: House (Res)



131 East Rd SEAFORD 3198 (REI/VG)

Agent Comments

4 1 2

Price: \$570,000
Method: Private Sale
Date: 03/06/2019
Rooms: -
Property Type: House
Land Size: 594 sqm approx

9 Centenary St SEAFORD 3198 (VG)

Agent Comments

3 - -

Price: \$543,000
Method: Sale
Date: 09/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx