



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
Year ending March 2017: \$428,000

Comparable Properties



10/1 Young St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$392,000
Method: Private Sale
Date: 19/01/2017
Rooms: 5
Property Type: Unit



3/219 Seaford Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$347,000
Method: Private Sale
Date: 12/12/2016
Rooms: 3
Property Type: Unit

L2&L3/8 Ebdale St FRANKSTON 3199 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 21/04/2017
Rooms: -
Property Type: Apartment

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 14/10 Claude Street, 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 \$428,000 Unit X Suburb Seaford

Period - From 01/04/2016 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
10/1 Young St SEAFORD 3198	\$392,000	19/01/2017
3/219 Seaford Rd SEAFORD 3198	\$347,000	12/12/2016
L2&L3/8 Ebdale St FRANKSTON 3199	\$335,000	21/04/2017