

## 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

18 Henry Crescent, Seaford Vic 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$645,000

### Median sale price

Median price \$745,000 House X Unit Suburb Seaford

Period - From 01/01/2018 to 31/03/2018 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 | 64 Claude St SEAFORD 3198      | \$621,000 | 02/06/2018   |
| 2 | 8 Henry Cr SEAFORD 3198        | \$595,000 | 24/03/2018   |
| 3 | 14 Bellevue Cr SEAFORD 3198    | \$645,000 | 24/12/2017   |

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.



**Rooms:**

**Property Type:** House - Terrace

**Land Size:** 688 sqm approx

Agent Comments

## Comparable Properties

### 64 Claude St SEAFORD 3198 (REI)

Agent Comments



**Price:** \$621,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 703 sqm approx



### 8 Henry Cr SEAFORD 3198 (REI/VG)

Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 701 sqm approx



### 14 Bellevue Cr SEAFORD 3198 (REI/VG)

Agent Comments



**Price:** \$645,000

**Method:** Private Sale

**Date:** 24/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 697 sqm approx