

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 4/31 East Road, Seaford Vic 3198

Indicative selling price

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

Range between \$475,000 & \$522,000

Median sale price

Median price \$481,000 House Unit X 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	4/111 Austin Rd SEAFORD 3198	\$475,000	01/12/2017
2	1/374 Frankston Dandenong Rd SEAFORD 3198	\$470,000	15/12/2017
3	8/50 Barry St SEAFORD 3198	\$462,000	23/12/2017

OR

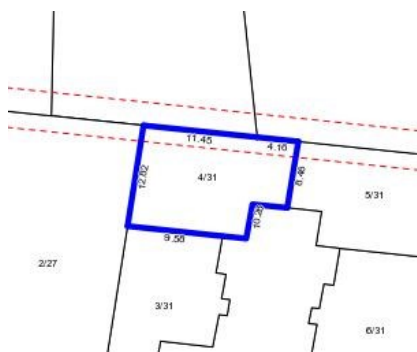
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type:

Agent Comments



Comparable Properties



4/111 Austin Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 01/12/2017

Rooms: 3

Property Type: Unit



1/374 Frankston Dandenong Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 15/12/2017

Rooms: -

Property Type: Townhouse (Single)



8/50 Barry St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$462,000

Method: Private Sale

Date: 23/12/2017

Rooms: -

Property Type: Unit

Land Size: 189 sqm approx