

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

9 East Road, Seaford Vic 3198

Indicative selling price

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

Range between

\$675,000

&

\$715,000

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	38 Centenary St SEAFORD 3198	\$675,000	05/01/2018
2	3 Elisdon Dr SEAFORD 3198	\$700,000	14/05/2018
3	18 Hodges St SEAFORD 3198	\$700,000	16/05/2018

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.~~



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 564 sqm approx

Agent Comments

Indicative Selling Price
\$675,000 - \$715,000
Median House Price
March quarter 2018: \$745,000

Comparable Properties



38 Centenary St SEAFORD 3198 (REI/VG)

Agent Comments

3 1 4

Price: \$675,000

Method: Private Sale

Date: 05/01/2018

Rooms: 3

Property Type: House

Land Size: 697 sqm approx



3 Elidson Dr SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$700,000

Method: Private Sale

Date: 14/05/2018

Rooms: 5

Property Type: House



18 Hodges St SEAFORD 3198 (REI)

Agent Comments

3 1 1

Price: \$700,000

Method: Private Sale

Date: 16/05/2018

Rooms: -

Property Type: House

Land Size: 610 sqm approx