

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	1 Kerry Street, Seaford Vic 3198

Indicative selling price

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

Range between	\$589,000	&	\$639,000
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Median sale price

Median price	\$680,000	Hou	use X	Unit	Suburb	Seaford
Period - From	01/04/2018	to	31/03/2019	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.

Ad	dress of comparable property	Price	Date of sale
1	39 Carrington Ct SEAFORD 3198	\$631,000	01/04/2019
2	18 Elisdon Dr SEAFORD 3198	\$625,000	19/03/2019
3	10 Sturdee St SEAFORD 3198	\$611,000	12/01/2019

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.

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Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price \$589,000 - \$639,000 **Median House Price** Year ending March 2019: \$680,000

Comparable Properties



39 Carrington Ct SEAFORD 3198 (REI)





Agent Comments

Price: \$631.000 Method: Private Sale Date: 01/04/2019

Rooms: 5

Property Type: House Land Size: 590 sqm approx



18 Elisdon Dr SEAFORD 3198 (VG)

3







Price: \$625,000 Method: Sale Date: 19/03/2019

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx **Agent Comments**



10 Sturdee St SEAFORD 3198 (VG)





Price: \$611,000 Method: Sale Date: 12/01/2019

Rooms: -

Property Type: House (Res) Land Size: 559 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken

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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.