

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: 12 Stephen Street, Seaford Vic 3198

Indicative selling price

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

Range between \$589,000 & \$629,000

Median sale price

Median price \$720,000 House X Unit Suburb Seaford

Period - From 01/07/2017 to 30/06/2018 Source REIV

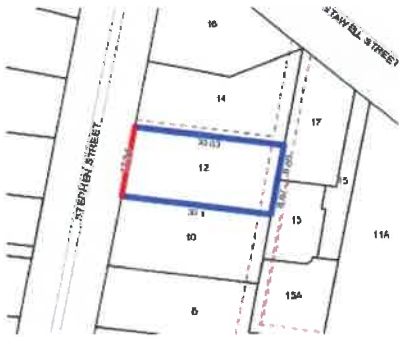
Comparable property sales (*Delete A or B below as applicable)

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	11 Pimpala Av SEAFORD 3198	\$622,500	03/05/2018
2	10 Holroyd St SEAFORD 3198	\$606,000	17/04/2018
3	10 Kinsale St SEAFORD 3198	\$576,000	16/03/2018

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.~~



Rooms:
Property Type: House
Land Size: 527.16 sqm approx
Agent Comments

Indicative Selling Price
 \$589,000 - \$629,000
Median House Price
 Year ending June 2018: \$720,000

Comparable Properties



11 Pimpala Av SEAFORD 3198 (REI)

Agent Comments



Price: \$622,500
Method: Private Sale
Date: 03/05/2018
Rooms: -
Property Type: House
Land Size: 526 sqm approx



10 Holroyd St SEAFORD 3198 (VG)

Agent Comments



Price: \$606,000
Method: Sale
Date: 17/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx



10 Kinsale St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$576,000
Method: Private Sale
Date: 16/03/2018
Rooms: -
Property Type: House
Land Size: 537 sqm approx