

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	6 Ryan St SEAFORD 3198	\$760,000	30/05/2018
2	6 Schmidt Ct SEAFORD 3198	\$760,000	29/03/2018
3	29 Maple St SEAFORD 3198	\$695,000	10/05/2018

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.~~



4 3 1

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

Indicative Selling Price
\$695,000 - \$745,000
Median House Price
June quarter 2018: \$711,750

Comparable Properties



6 Ryan St SEAFORD 3198 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$760,000
Method: Private Sale
Date: 30/05/2018
Rooms: -
Property Type: House
Land Size: 732 sqm approx



6 Schmidt Ct SEAFORD 3198 (REI/VG)

[Agent Comments](#)

5 3 3

Price: \$760,000
Method: Private Sale
Date: 29/03/2018
Rooms: -
Property Type: House
Land Size: 657 sqm approx

29 Maple St SEAFORD 3198 (VG)

[Agent Comments](#)

4 - -

Price: \$695,000
Method: Sale
Date: 10/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 553 sqm approx