

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 Jubilee Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$619,000 & \$649,000

Median sale price

Median price \$690,000 House Unit Suburb Seaford

Period - From 01/07/2018 to 30/09/2018 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	63 Hadley St SEAFORD 3198	\$646,000	29/06/2018
2	13 Lucas Cr SEAFORD 3198	\$637,000	22/05/2018
3	64 Claude St SEAFORD 3198	\$621,000	02/06/2018

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  2  0

Rooms:
Property Type: House
Land Size: 738.319 sqm approx
Agent Comments

Indicative Selling Price
\$619,000 - \$649,000
Median House Price
September quarter 2018: \$690,000

Comparable Properties



63 Hadley St SEAFORD 3198 (VG)

Agent Comments

 3  -  -

Price: \$646,000
Method: Sale
Date: 29/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx



13 Lucas Cr SEAFORD 3198 (RE/IVG)

Agent Comments

 3  2  2

Price: \$637,000
Method: Private Sale
Date: 22/05/2018
Rooms: -
Property Type: House
Land Size: 592 sqm approx

64 Claude St SEAFORD 3198 (RE/IVG)

Agent Comments

 3  2  2

Price: \$621,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 703 sqm approx