

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 & \$669,000

Median sale price

Median price \$688,000 Property Type House Suburb Seaford

Period - From 30/09/2019 to 29/09/2020 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	1 Kerry St SEAFORD 3198	\$655,000	29/06/2020
2	6 Highgate Ct FRANKSTON 3199	\$625,000	28/06/2020
3	112 Seaford PI SEAFORD 3198	\$620,000	08/07/2020

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.~~

This Statement of Information was prepared on:

30/09/2020 14:21



4 2 0

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

Indicative Selling Price
\$619,000 - \$669,000
Median House Price
30/09/2019 - 29/09/2020: \$688,000

Comparable Properties



1 Kerry St SEAFORD 3198 (REI/VG)

Agent Comments

4 2 3

Price: \$655,000
Method: Private Sale
Date: 29/06/2020
Property Type: House
Land Size: 534 sqm approx



6 Highgate Ct FRANKSTON 3199 (REI/VG)

Agent Comments

4 2 2

Price: \$625,000
Method: Auction Sale
Date: 28/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 685 sqm approx



112 Seaford PI SEAFORD 3198 (VG)

Agent Comments

3 - -

Price: \$620,000
Method: Sale
Date: 08/07/2020
Property Type: House (Res)
Land Size: 590 sqm approx