

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](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  Property Type  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 Smale Ct SEAFORD 3198	\$666,000	04/02/2020
2	5 Richardson St SEAFORD 3198	\$688,000	26/02/2020
3	10 Bellevue Cr SEAFORD 3198	\$692,000	21/03/2020

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:



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**Property Type:** House  
**Land Size:** 554 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$669,000 - \$699,000  
**Median House Price**  
December quarter 2019: \$685,000

## Comparable Properties

6 Smale Ct SEAFORD 3198 (VG)

**Agent Comments**

4 - -

**Price:** \$666,000  
**Method:** Sale  
**Date:** 04/02/2020  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx



5 Richardson St SEAFORD 3198 (REI)

**Agent Comments**

3 1 1

**Price:** \$688,000  
**Method:** Private Sale  
**Date:** 26/02/2020  
**Rooms:** 4  
**Property Type:** House



10 Bellevue Cr SEAFORD 3198 (REI)

**Agent Comments**

3 2 -

**Price:** \$692,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 698 sqm approx