

# 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

2 Riviera Street, Seaford Vic 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$712,500 Property Type House Suburb Seaford

Period - From 01/01/2020 to 31/03/2020 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	142 Nepean Hwy SEAFORD 3198	\$1,050,000	03/12/2019
2	111 Kananook Av SEAFORD 3198	\$975,000	25/02/2020
3	4/4-5 Riviera St SEAFORD 3198	\$920,000	29/02/2020

**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:

02/06/2020 18:08



3   2   2

**Property Type:** House (Res)

**Land Size:** 715 sqm approx

Agent Comments

**Indicative Selling Price**  
\$990,000 - \$1,080,000  
**Median House Price**  
March quarter 2020: \$712,500

## Comparable Properties

142 Nepean Hwy SEAFORD 3198 (VG)

Agent Comments

4   -   -

**Price:** \$1,050,000

**Method:** Sale

**Date:** 03/12/2019

**Property Type:** House (Res)

**Land Size:** 592 sqm approx

111 Kananook Av SEAFORD 3198 (VG)

Agent Comments

3   -   -

**Price:** \$975,000

**Method:** Sale

**Date:** 25/02/2020

**Property Type:** House (Res)

**Land Size:** 817 sqm approx



4/4-5 Riviera St SEAFORD 3198 (REI/VG)

Agent Comments

4   2   2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Rooms:** 5

**Property Type:** House (Res)