



3   1   2

**Property Type:** House (Res)  
**Land Size:** 684 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$725,000 - \$775,000  
**Median House Price**  
March quarter 2020: \$712,500

## Comparable Properties

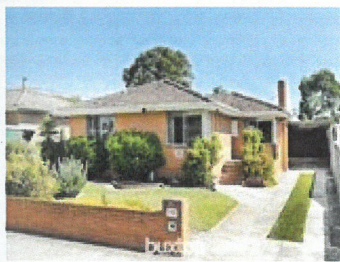


**2 Johnstone St SEAFORD 3198 (VG)**

**Agent Comments**

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**Price:** \$747,000  
**Method:** Sale  
**Date:** 16/12/2019  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**45 Wunalla Rd SEAFORD 3198 (REI)**

**Agent Comments**

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**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 15/05/2020  
**Property Type:** House

**5 Lynn St SEAFORD 3198 (REI)**

**Agent Comments**

3   2   2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 06/04/2020  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx

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	2 Johnstone St SEAFORD 3198	\$747,000	16/12/2019
2	45 Wunalla Rd SEAFORD 3198	\$755,000	15/05/2020
3	5 Lynn St SEAFORD 3198	\$775,000	06/04/2020

**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: