

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	10 Bellevue Cr SEAFORD 3198	\$692,000	21/03/2020
2	5 Richardson St SEAFORD 3198	\$688,000	26/02/2020
3	252 Seaford Rd SEAFORD 3198	\$645,000	20/04/2020

**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:

41 Belvedere Road, Seaford Vic 3198

**eview**  
GROUP

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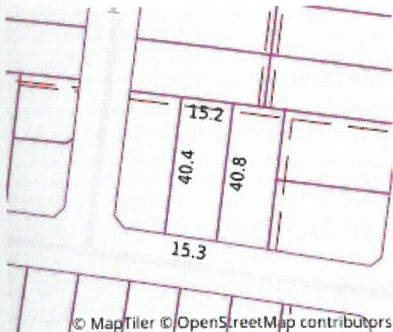
daniel.mcglashan@eview.com

**Indicative Selling Price**

\$635,000 - \$685,000

**Median House Price**

March quarter 2020: \$712,500



**Property Type:** House (Res)

**Land Size:** 620 sqm approx

**Agent Comments**

## Comparable Properties



**10 Bellevue Cr SEAFORD 3198 (REI/VG)**

**Agent Comments**



**Price:** \$692,000

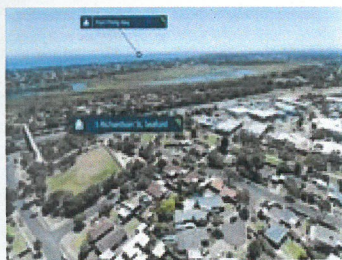
**Method:** Auction Sale

**Date:** 21/03/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**5 Richardson St SEAFORD 3198 (REI/VG)**

**Agent Comments**



**Price:** \$688,000

**Method:** Private Sale

**Date:** 26/02/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 641 sqm approx



**252 Seaford Rd SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$645,000

**Method:** Private Sale

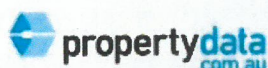
**Date:** 20/04/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

**Account - Eview Group Frankston**



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.