

# 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

11 Benelong Crescent, 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 \$789,000 & \$839,000

### Median sale price

Median price \$820,000 Property Type House Suburb Seaford

Period - From 01/01/2021 to 31/03/2021 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	3 Maple St SEAFORD 3198	\$761,000	11/05/2021
2	17 McBride Cr SEAFORD 3198	\$790,000	28/03/2021
3	22 Galway St SEAFORD 3198	\$810,000	02/03/2021

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:

27/05/2021 13:18



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**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$789,000 - \$839,000  
**Median House Price**  
March quarter 2021: \$820,000

## Comparable Properties



**3 Maple St SEAFORD 3198 (REI)**

Agent Comments

3   2   2

**Price:** \$761,000  
**Method:** Private Sale  
**Date:** 11/05/2021  
**Property Type:** House  
**Land Size:** 571 sqm approx

**17 McBride Cr SEAFORD 3198 (VG)**

Agent Comments

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**Price:** \$790,000  
**Method:** Sale  
**Date:** 28/03/2021  
**Property Type:** House (Res)  
**Land Size:** 719 sqm approx



**22 Galway St SEAFORD 3198 (REI/VG)**

Agent Comments

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**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 02/03/2021  
**Property Type:** House  
**Land Size:** 681 sqm approx