

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	6/61-63 East Road, Seaford Vic 3198
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Indicative selling price

For the meaning of this price see 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	3/34 East Rd SEAFORD 3198	\$629,000	18/11/2019
2	3/111 East Rd SEAFORD 3198	\$606,000	25/11/2019
3	2/16-18 Fellowes St SEAFORD 3198	\$580,000	09/10/2019

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:



Property Type: Unit
Agent Comments

Indicative Selling Price
\$599,000 - \$639,000
Median Unit Price
September quarter 2019: \$500,000

Comparable Properties



3/34 East Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$629,000
Method: Private Sale
Date: 18/11/2019
Property Type: House



3/111 East Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$606,000
Method: Private Sale
Date: 25/11/2019
Rooms: 4
Property Type: Unit



2/16-18 Fellowes St SEAFORD 3198 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 09/10/2019
Property Type: House
Land Size: 403 sqm approx