

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

13 Neville Avenue, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$745,000 House Unit Suburb Seaford

Period - From 01/01/2018 to 31/03/2018 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	86 Silvertop Cr FRANKSTON NORTH 3200	\$507,500	18/05/2018
2	27 Longleaf St FRANKSTON NORTH 3200	\$515,000	23/05/2018
3	111 Beach St FRANKSTON 3199	\$540,500	18/04/2018

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.



2 1 2

Rooms:
Property Type: House (Res)
Land Size: 587 sqm approx
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 March quarter 2018: \$745,000

Comparable Properties



86 Silvertop Cr FRANKSTON NORTH 3200 (REI)

Agent Comments

3 1 6

Price: \$507,500
Method: Private Sale
Date: 18/05/2018
Rooms: 6
Property Type: House
Land Size: 710 sqm approx



27 Longleaf St FRANKSTON NORTH 3200 (REI)

Agent Comments

3 1 2

Price: \$515,000
Method: Sold Before Auction
Date: 23/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 671 sqm approx



111 Beach St FRANKSTON 3199 (REI)

Agent Comments

3 1 -

Price: \$540,500
Method: Private Sale
Date: 18/04/2018
Rooms: -
Property Type: House
Land Size: 570 sqm approx