



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

31 Railway Parade, SEAFORD, 3198

Indicative selling price

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

Single Price

\$598,000

or range between

&

Median sale price

Median price

\$700,000

Property type

House

Suburb

SEAFORD, 3198

Period from

02/10/2018

to

01/01/2019

Source

REA

Comparable property sale

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

4 Benton Avenue, SEAFORD, 3198 Victoria

\$680,000

07/06/2018

59 Railway Parade, SEAFORD, 3198 Victoria

\$612,000

11/12/2018

18 Erwin Drive, Seaford, 3198 VIC

\$630,000

17/10/2018