

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

18 Netherall Street, Seaford Vic 3198

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$845,750 Property Type House Suburb Seaford

Period - From 01/04/2022 to 31/03/2023 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 | 16 Erwin Dr SEAFORD 3198 | \$795,000 | 21/03/2023 |
| 2 | 5 Manyung Ct SEAFORD 3198 | \$780,000 | 05/04/2023 |
| 3 | 62 Railway Pde SEAFORD 3198 | \$774,300 | 05/04/2023 |

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:

22/06/2023 16:27



4 2 1

Rooms: 6
Property Type: House
Land Size: 671 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
Year ending March 2023: \$845,750

Comparable Properties



16 Erwin Dr SEAFORD 3198 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$795,000
Method: Private Sale
Date: 21/03/2023
Property Type: House (Res)
Land Size: 534 sqm approx



5 Manyung Ct SEAFORD 3198 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$780,000
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 538 sqm approx



62 Railway Pde SEAFORD 3198 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$774,300
Method: Private Sale
Date: 05/04/2023
Rooms: 9
Property Type: House (Res)
Land Size: 560 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216