

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

7 Raymond Road, Seaford Vic 3198

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$893,750 Property Type House Suburb Seaford

Period - From 01/01/2024 to 31/03/2024 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	5 Richardson St SEAFORD 3198	\$750,000	07/05/2024
2	5 Henry Cr SEAFORD 3198	\$706,000	01/02/2024
3			

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:

25/06/2024 11:26



Property Type: House (Res)

Land Size: 787 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2024: \$893,750

Comparable Properties



5 Richardson St SEAFORD 3198 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 07/05/2024

Property Type: House

Land Size: 644 sqm approx



5 Henry Cr SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$706,000

Method: Private Sale

Date: 01/02/2024

Property Type: House (Res)

Land Size: 699 sqm approx

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.

Account - Barry Plant | P: 03 9586 0500