



Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between **\$950,000** & **\$1,045,000**

Median sale price

Median price **\$623,000** *House *unit
Suburb or locality **Seaford**
Period - From **July 2016** to **July 2017** Source **RP Data**

Comparable property sales

These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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
74 Fortescue Avenue Seaford	\$1,100,000	03/03/17
13 Portland Parade Seaford	\$990,000	21/07/17
42 Mitchell Street Seaford	\$1,050,000	24/06/17

Sherrie and Kieren, your local agents – 0419 001 773 / 0421 459 973