# 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

14 East Road Seaford VIC 3198

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$695,000	&	\$765,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$630,000	Prope	erty type		House	Suburb	Seaford
Period-from	01 Oct 2018	to	30 Sep 2	2019	Source		Corelogic

## 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 6 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
92 East Road Seaford VIC 3198	\$730,000	21-Sep-19
60 Fortescue Avenue Seaford VIC 3198	\$761,000	30-May-19
108 Fortescue Avenue Seaford VIC 3198	\$800,000	31-May-19

#### 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 6 months.

This Statement of Information was prepared on: 25 October 2019

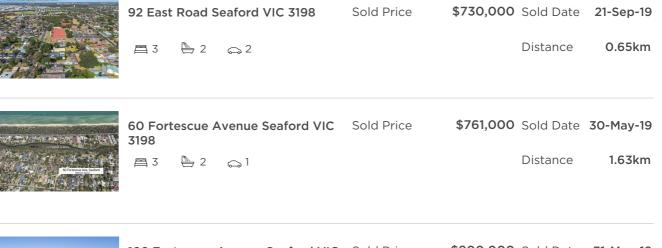


consumer.vic.gov.au



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108 Fortescue Avenue Seaford VIC 3198	Sold Price	\$800,000	Sold Date	31-May-19
			Distance	2km

#### RS = Recent sale UN = Undisclosed Sale

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