

Statement of Information

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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 Rosslyn Avenue, Seaford Vic 3198

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$670,000

Median sale price

Median price \$653,000 House X Unit Suburb Seaford

Period - From 09/09/2018 to 08/09/2019 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.

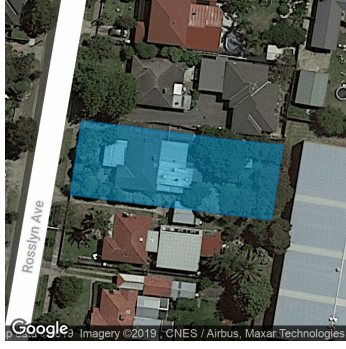
	Address of comparable property	Price	Date of sale
1	13 Chapman Av SEAFORD 3198	\$681,000	11/05/2019
2	34 Railway Pde SEAFORD 3198	\$655,000	08/06/2019
3	48 Claude St SEAFORD 3198	\$630,000	25/06/2019

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.

7 Rosslyn Avenue, Seaford Vic 3198

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median House Price
09/09/2018 - 08/09/2019: \$653,000

Comparable Properties

13 Chapman Av SEAFORD 3198 (VG)

Agent Comments



Price: \$681,000
Method: Sale
Date: 11/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 567 sqm approx



34 Railway Pde SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 08/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 686 sqm approx



48 Claude St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 25/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx