

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4 Benton Avenue Seaford, Victoria 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$680,000 & \$750,000

### Median sale price

Median price \$611,500 House x Suburb Seaford

Period - From 1<sup>st</sup> May 2018 to 21<sup>st</sup> May 2018 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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
115 Rosslyn Avenue Seaford	\$740,000	24 <sup>th</sup> Feb 2018
17A Duncan Avenue Seaford	\$745,000	23 <sup>rd</sup> Jan 2018
117 Rosslyn Avenue Seaford	\$770,000	24 <sup>th</sup> Feb 2018