

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 85 Maple Street, 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 \$620,000 & \$682,000

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000 *House ☒ *Unit ☐ Suburb Seaford

Period - From Sept 2017 to Aug 2018 Source Core Logic

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
2 Elisdon Drive Seaford VIC 3198	\$670,000	3/5/18
9 Moomba Avenue Seaford VIC 3198	\$645,000	4/4/18
4 Marion Street Seaford VIC 3198	\$711,000	13/4/18