

# 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

40a Fortescue Avenue, Seaford Vic 3198

#### Indicative selling price

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

Range between \$780,000

&

\$850,000

#### Median sale price

Median price \$720,000

House

X

Unit

Suburb Seaford

Period - From 01/10/2017

to

31/12/2017

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	33 Hunt Dr SEAFORD 3198	\$780,000	04/02/2018
2	133 Kananook Av SEAFORD 3198	\$831,500	02/12/2017
3	115 Rosslyn Av SEAFORD 3198	\$850,000	13/02/2018

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.~~

40a Fortescue Avenue, Seaford Vic 3198

**eview**  
GROUP

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

December quarter 2017: \$720,000



2 -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Agent Comments**

## Comparable Properties



**33 Hunt Dr SEAFORD 3198 (REI)**

**Agent Comments**

3 1 2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 04/02/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 551 sqm approx



**133 Kananook Av SEAFORD 3198 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$831,500

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 817 sqm approx



**115 Rosslyn Av SEAFORD 3198 (REI)**

**Agent Comments**

3 1 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 13/02/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 767 sqm approx