

Daniel McGlashan 8781 3888 0407 545 243 daniel.mcglashan@eview.com

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

		3	ecuon 47A	IF OF THE ESTATE	Agents Act 1300
Property offered for s	sale				
Address Including suburb and postcode	40a Fortescue Aver	nue, Seaford Vi	ic 3198		
Indicative selling price	e				
For the meaning of this p	orice see consumer.	/ic.gov.au/und	erquoting		
Range between \$780,	000	& \$8	50,000		
Median sale price					
Median price \$720,00	00 House	X Unit		Suburb	Seaford
Period - From 01/10/2	to 31/12/	/2017	Source	REIV	
Comparable property	sales (*Delete A	or B below a	s applicat	ole)	

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.

Ad	dress 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.

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#### 40a Fortescue Avenue, Seaford Vic 3198



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**Indicative Selling Price** \$780,000 - \$850,000 **Median House Price** December quarter 2017: \$720,000



## Rooms: Property Type: House (Previously

Occupied - Detached) **Agent Comments** 

### Comparable Properties



33 Hunt Dr SEAFORD 3198 (REI)



Price: \$780,000 Method: Private Sale Date: 04/02/2018

Rooms: -

Property Type: House Land Size: 551 sgm approx **Agent Comments** 



133 Kananook Av SEAFORD 3198 (REI/VG)









Price: \$831,500 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House (Res) Land Size: 817 sqm approx **Agent Comments** 



115 Rosslyn Av SEAFORD 3198 (REI)







Price: \$850,000 Method: Private Sale Date: 13/02/2018

Rooms: -

Property Type: House Land Size: 767 sqm approx **Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do roof constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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