

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 4/11 Duncan Avenue, SEAFORD

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$300,000 & \$330,000

Median sale price

Median price \$413,500 *House *Unit X Suburb SEAFORD

Period - From Oct 2016 to Sep 2017 Source Core Logic

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
1. 1/11 Duncan Avenue, SEAFORD	\$276,100	07/08/2017
2. 5/2 Carder Avenue, SEAFORD	\$295,500	25/07/2017
3. 3/8 Carder Avenue, SEAFORD	\$280,000	31/07/2017