

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 5/50 Ryan Street Seaford VIC 3198

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$460,500 Unit x Suburb Seaford

Period - From July 2018 to Current Source 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
16/1 Young Street Seaford VIC 3198	\$512,500	March 2018
26 Fellowes Street Seaford VIC 3198	\$520,000	Feb 2018
22/1 Young Street Seaford VIC 3198	\$497,500	June 2018