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

2A Rosslyn Avenue 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	\$735,000	&	\$785,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$540,100	Prop	erty type	Unit		Suburb	Seaford
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

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 6 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
12 Fortescue Avenue Seaford VIC 3198	\$750,000	06-Jun-20
1/2 Marion Street Seaford VIC 3198	\$765,000	13-Jun-20
2/13 Fellowes Street Seaford VIC 3198	\$770,000	02-Jun-20

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 6 months.

This Statement of Information was prepared on: 22 October 2020

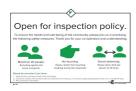




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12 Fortescue Avenue Seaford VIC 3198

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Sold Price

\$750,000 Sold Date 06-Jun-20

Distance

0.24km



1/2 Marion Street Seaford VIC 3198 Sold Price

\$765,000 Sold Date 13-Jun-20

Distance

0.56km



2/13 Fellowes Street Seaford VIC

Sold Price

\$770,000 Sold Date **02-Jun-20**

Distance

1.37km

RS = Recent sale UN = Undisclosed Sale

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