

## 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	32 Clovelly Parade Seaford
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price	\$*	or range between	\$685,000	&	\$750,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price	\$675,000	*House	x	*Unit		Suburb	Seaford
Period - From	July 2017	to	June 2018	Source	Core Logic		

### 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
98 Coolibar Avenue Seaford	\$685,000	2/3/18
1 Wynnstay Road Seaford	\$732,000	16/5/18
32 Railway Parade Seaford	\$773,500	11/4/18