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

2 Johnstone Street 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	\$740,000	&	\$780,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$633,500	Prop	erty type		House	Suburb	Seaford
Period-from	01 Jan 2019	to	31 Dec 2	2019	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
15 Mahoney Crescent Seaford VIC 3198	\$740,000	09-Oct-19
12 Hunt Drive Seaford VIC 3198	\$760,000	09-Aug-19
7 Rossiter Court Seaford VIC 3198	\$741,000	28-Oct-19

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.

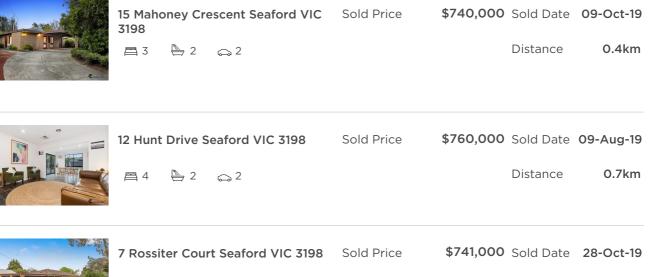
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7 Rossiter Court Seaford VIC 3198	Sold Price	\$741,000 Sold Date	28-Oct-19
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RS = Recent sale UN = Undisclosed Sale

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