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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

105 Fortescue Avenue Seaford VIC 3198

 3  1  -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

## Median Sale Price

\$680,000 Houses in Seaford between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|                                                                                                                                                                                                                                                                   |  |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|------------------|-----------|------------------|
| <b>3 Milne Avenue Seaford VIC 3198</b>                                                                                                                                                                                                                            |  | Sold Price | <b>\$700,000</b> | Sold Date | <b>02-Jul-18</b> |
|  3  1  - |  |            |                  | Distance  | <b>0.16km</b>    |
|                                                                                                                                                                                |  | Sold Price | <b>\$750,000</b> | Sold Date | <b>18-Apr-18</b> |
|  3  1  2 |  |            |                  | Distance  | <b>0.23km</b>    |
|                                                                                                                                                                                |  | Sold Price | <b>\$710,000</b> | Sold Date | <b>13-Jul-18</b> |
|  3  1  2 |  |            |                  | Distance  | <b>0.97km</b>    |

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**22 Admans Avenue Seaford VIC  
3198**

 3  1  2

Sold Price

**\$740,000**

Sold Date

**01-Jul-18**

Distance

**1.5km**

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