

Peter Helmi
P 03 9772 7077

M 0412 524 131

 ${\hbox{\it E}} \ \ peter.helmi@obrienrealestate.com.au$ 

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offere	d for sale
-----------------	------------

#### 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	\$800,000	&	\$880,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$652,500	*Hou	use	Х	*Unit		Suburb	Seaford
Period-from	01 Jul 2018	to	30	Jun 20	)19	Source	е	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.

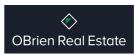
Address of comparable property	Price	Date of sale
147 Fortescue Avenue Seaford VIC 3198	\$770,000	16-Feb-19
157 Fortescue Avenue Seaford VIC 3198	\$937,500	21-Jan-19
174 Fortescue Avenue Seaford VIC 3198	\$800,000	20-Feb-19

#### 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.

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Peter Helmi P 03 9772 7077 M 0412 524 131

E peter.helmi@obrienrealestate.com.au



二 5

**=** 4

₾ 2

₽ 2

147 Fortescue Avenue Seaford VIC Sold Price 3198

aa2

\$ 8

\$770,000 Sold Date 16-Feb-19

Distance

0.05km



**157 Fortescue Avenue Seaford VIC** Sold Price 3198

**\$937,500** Sold Date

21-Jan-19

Distance 0.14km



**174 Fortescue Avenue Seaford VIC** Sold Price

\$800,000 Sold Date 20-Feb-19

Distance

0.28km

3198

四 3 ₾ 2 \$ 4

**RS** = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.