

# Statement of Information

## 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

112 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 \$800,000 & \$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$652,500 \*House  \*Unit  Suburb Seaford

Period-from 01 Jul 2018 to 30 Jun 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
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.~~

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**147 Fortescue Avenue Seaford VIC 3198** Sold Price **\$770,000** Sold Date **16-Feb-19**  
 Distance **0.05km**  
 🛏️ 5 🚿 2 🚗 2



**157 Fortescue Avenue Seaford VIC 3198** Sold Price **\$937,500** Sold Date **21-Jan-19**  
 Distance **0.14km**  
 🛏️ 4 🚿 2 🚗 8



**174 Fortescue Avenue Seaford VIC 3198** Sold Price **\$800,000** Sold Date **20-Feb-19**  
 Distance **0.28km**  
 🛏️ 3 🚿 2 🚗 4

RS = Recent sale      UN = Undisclosed Sale

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