

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4/17 Hodges Street,  
SEAFORD 3198**

Unit

  
2 beds

  
1 baths

  
1 parking

### Indicative selling price

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

**Range \$460,000 - \$500,000**

### Median sale price

Median **Unit** for **SEAFORD** for period **Oct 2017 - Sep 2018**

Sourced from **CoreLogic**.

**\$485,000**

### Comparable property sales

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 the most comparable to the property for sale.

**26 Fellowes Street,  
Seaford 3198**

**Price \$520,000** Sold 07  
February 2018

**16/1 Young Street,  
Seaford 3198**

**Price \$512,500** Sold 21  
March 2018

**5/50 Ryan Street,  
Seaford 3198**

**Price \$490,000** Sold 07  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Biggin & Scott Frankston

23 Playne Street,  
Frankston VIC 3188

### Contact agents

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**Biggin & Scott**