

## 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

68 Rosslyn Avenue, Seaford Vic 3198

**Indicative selling price**

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

Range between \$780,000

&amp;

\$850,000

**Median sale price**

Median price \$698,750

House

X

Unit

Suburb Seaford

Period - From 01/01/2018

to 31/12/2018

Source REIV

**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 six 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
1	92 Rosslyn Av SEAFORD 3198	\$820,000	17/11/2018
2	47 Park St SEAFORD 3198	\$794,500	28/02/2019
3	12 Mahoney Cr SEAFORD 3198	\$770,000	14/11/2018

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 six months.~~



**Rooms:**

**Property Type:** House

**Land Size:** 759.271 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

Year ending December 2018: \$698,750

## Comparable Properties



**92 Rosslyn Av SEAFORD 3198 (REI/VG)**

**Agent Comments**



**Price:** \$820,000

**Method:** Private Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 766 sqm approx



**47 Park St SEAFORD 3198 (REI)**

**Agent Comments**



**Price:** \$794,500

**Method:** Private Sale

**Date:** 28/02/2019

**Rooms:** -

**Property Type:** House



**12 Mahoney Cr SEAFORD 3198 (REI/VG)**

**Agent Comments**



**Price:** \$770,000

**Method:** Private Sale

**Date:** 14/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 592 sqm approx