

Brad Spencer

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	tor	sale

Address Including suburb and postcode	131 East Road Seaford VIC 3198
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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	\$580,000	&	\$620,000
	between			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$675,000	*Hou	ıse	Х	*Unit		Suburb	Seaford
Period-from	01 May 2018	to	30 A	Apr 20	19	Sourc	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

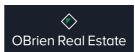
Address of comparable property	Price	Date of sale
4 Sunny Court Seaford VIC 3198	\$610,000	17-Apr-18
9 Elandra Court Seaford VIC 3198	\$588,000	24-Jan-19
18 Henry Crescent Seaford VIC 3198	\$605,000	14-Aug-18

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.

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4 Sunny Court Seaford VIC 3198

\$ 2

Sold Price

\$610,000 Sold Date

17-Apr-18

Distance 0.31km



9 Elandra Court Seaford VIC 3198

Sold Price

\$588,000 Sold Date 24-Jan-19

= 4

₽ 2 \Leftrightarrow 3

Distance

0.44km



18 Henry Crescent Seaford VIC 3198 Sold Price

\$605,000 Sold Date 14-Aug-18

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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