



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:**  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
March quarter 2017: \$662,500

## Comparable Properties



**124 Fortescue Av SEAFORD 3198 (REI)**

Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 20/03/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:**



**91 Kananook Av SEAFORD 3198 (REI)**

Agent Comments



**Price:** \$902,000  
**Method:** Auction Sale  
**Date:** 05/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:**



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

Agent Comments



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 17/01/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:**

## 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

3 Rosslyn Avenue, Seaford Vic 3198

#### Indicative selling price

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

Range between \$850,000 & \$935,000

#### Median sale price

Median price \$662,500

House X

Suburb Seaford

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
124 Fortescue Av SEAFORD 3198	\$855,000	20/03/2017
91 Kananook Av SEAFORD 3198	\$902,000	05/02/2017
30 Park St SEAFORD 3198	\$905,000	17/01/2017