

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	36 Hunt Drive 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	\$630,000	&	\$690,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$687,500	*House	X	*Unit		Suburb	Seaford
Period - From	Apr 2017	to	Mar 2018	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 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
18 Admans Avenue Seaford VIC 3198	\$640,000	07-Oct-17
4A Madden Street Seaford VIC 3198	\$588,500	24-Feb-18
163 Fortescue Avenue Seaford VIC 3198	\$690,000	04-Dec-17