

# STATEMENT OF INFORMATION

109 FORTESCUE AVENUE, SEAFORD, VIC 3198

PREPARED BY JUAN MERCHAN, UFIRST REAL ESTATE, PHONE: 0425 728 670

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**109 FORTESCUE AVENUE, SEAFORD, VIC**  3  2  2

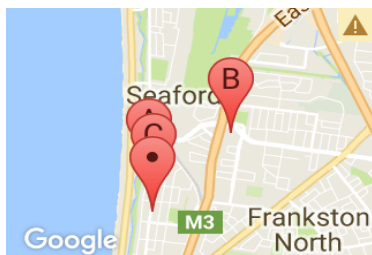
### Indicative Selling Price

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

**Price Range: 950,000 to \$1,040,000**

Provided by: Juan Merchan, Ufirst Real Estate

## MEDIAN SALE PRICE



**SEAFORD, VIC, 3198**

Suburb Median Sale Price (House)

**\$663,857**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**23 KANANOOK AVE, SEAFORD, VIC 3198**  3  2  4

Sale Price

**\$900,000**

Sale Date: 24/06/2017

Distance from Property: 543m



**5 KERRY ST, SEAFORD, VIC 3198**  3  2  4

Sale Price

**\*\$1,105,000**

Sale Date: 02/12/2017

Distance from Property: 1.5km



**74 FORTESCUE AVE, SEAFORD, VIC 3198**  3  2  3

Sale Price

**\$1,100,000**

Sale Date: 27/06/2017

Distance from Property: 333m



This report has been compiled on 21/12/2017 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 for sale

Address  
Including suburb and  
postcode

109 FORTESCUE AVENUE, SEAFORD, VIC 3198

Indicative selling price

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Price Range:

950,0000 to \$1,040,000

Median sale price

Median price

\$663,857

House

X

Unit

Suburb

SEAFORD

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23 KANANOOK AVE, SEAFORD, VIC 3198	\$900,000	24/06/2017
5 KERRY ST, SEAFORD, VIC 3198	*\$1,105,000	02/12/2017
74 FORTESCUE AVE, SEAFORD, VIC 3198	\$1,100,000	27/06/2017