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

12 Marion Street Seaford VIC 3198

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 | \$770,000 | & | \$840,000 |
|--------------|---------------------|-----------|---|-----------|
| Single Price | between | \$770,000 | α | φο40,000 |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$630,000 | Prop | erty type | House | | Suburb | Seaford |
|--------------|-------------|------|-----------|-------|--------|--------|-----------|
| Period-from | 01 Nov 2018 | to | 31 Oct 2 | 2019 | 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

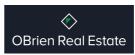
| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 112 Rosslyn Avenue Seaford VIC 3198 | \$848,000 | 19-Aug-19 |
| 72 Kananook Avenue Seaford VIC 3198 | \$840,000 | 24-Jul-19 |
| 18 Weatherston Road Seaford VIC 3198 | \$770,000 | 13-Aug-19 |

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 6 months.

This Statement of Information was prepared on: 25 November 2019





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112 Rosslyn Avenue Seaford VIC 3198

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Sold Price

\$848,000 Sold Date **19-Aug-19**

Distance

1.46km



72 Kananook Avenue Seaford VIC 3198

\$ 5

Sold Price

\$840,000 Sold Date

24-Jul-19

Distance 1.33km



18 Weatherston Road Seaford VIC 3198

Sold Price

\$770,000 Sold Date 13-Aug-19

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€ 2

\$1

0.39km Distance

RS = Recent sale

UN = Undisclosed Sale

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