

## 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

13 Moresby Avenue Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Seaford

Period-from

01 Sep 2018

to

31 Aug 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

7 Rosslyn Avenue Seaford VIC 3198	\$640,000	21-Sep-19
24 Bardia Avenue Seaford VIC 3198	\$630,000	08-Jan-19
22 Elsie Avenue Seaford VIC 3198	\$599,000	06-Feb-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: 30 September 2019



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7 Rosslyn Avenue Seaford VIC 3198 Sold Price <sup>RS</sup> \$640,000 Sold Date 21-Sep-19

3 1 1

Distance 0.28km



24 Bardia Avenue Seaford VIC 3198 Sold Price \$630,000 Sold Date 08-Jan-19

4 1 2

Distance 0.35km



22 Elsie Avenue Seaford VIC 3198 Sold Price \$599,000 Sold Date 06-Feb-19

3 1 2

Distance 0.53km

RS = Recent sale

UN = Undisclosed Sale

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