



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

2/9 Raymond Road Seaford VIC 3198

4 3 2

### Indicative Selling Price

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

Range between \$745,000 & \$795,000

### Median Sale Price

\$685,000 Houses in Seaford between Apr 2017 - Mar 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**25A Kelvin Avenue Seaford VIC 3198**

4 2 2

Sold Price **\$900,000** Sold Date **12-Mar-18**

Distance **0.71km**



**40A Fortescue Avenue Seaford VIC 3198**

3 2 2

Sold Price **\$850,000** Sold Date **10-Mar-18**

Distance **0.65km**



**6/259 Nepean Highway Seaford VIC 3198**

3 2 2

Sold Price **\$770,000** Sold Date **03-Mar-18**

Distance **1.47km**

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