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	2 Luxton Terrace 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	$690,000	&	$750,000

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.

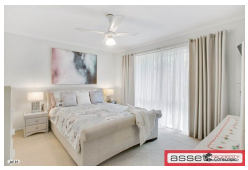
Address of comparable property	Price	Date of sale
2 Rossiter Court Seaford VIC 3198	$730,000	10-Jun-19
24 Johnstone Street Seaford VIC 3198	$725,000	15-Aug-19
8 Rosslyn Avenue Seaford VIC 3198	$740,000	29-Apr-19

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.~~

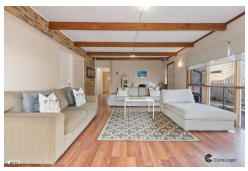
This Statement of Information was prepared on: 24 September 2019

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2 Rossiter Court Seaford VIC 3198 Sold Price **$730,000** Sold Date **10-Jun-19**

5 2 6 Distance **0.99km**



24 Johnstone Street Seaford VIC 3198 Sold Price RS **$725,000** Sold Date **15-Aug-19**

4 2 1 Distance **1.07km**



8 Rosslyn Avenue Seaford VIC 3198 Sold Price RS **$740,000** Sold Date **29-Apr-19**

5 2 1 Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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