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: 80A Rosslyn Avenue SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $600,000 & $660,000

Median sale price

Median price: $615,000 Unit: x Suburb: Seaford

Period - From: 1 July 2018 to: Current Source: www.realestate.com.au

Comparable property sales

A 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
2/165 Fortescue Avenue SEAFORD VIC 3199	$630,000	8 July 2019
18B McCulloch Avenue SEAFORD VIC 3199	$650,000	26 July 2019
3/37 Fellowes Street SEAFORD VIC 3199	$650,000	28 Feb 2019