# 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<br>Including suburb and postcode | 126 Fortescue Avenue, Seaford VIC 3198 |

## Indicative selling price

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

Range between $695,000 & $740,000

## Median sale price

Median price $830,000 Property Type House Suburb Seaford

Period - From 13/08/2024 to 12/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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 six months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 63 Rosslyn Avenue Seaford VIC 3198 | $696,000 | 25/10/2024 |
| 65 Rosslyn Avenue Seaford VIC 3198 | $735,000 | 18/01/2025 |
| | | |

This Statement of Information was prepared on: 13/02/2025