

## Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

### Property offered for sale

Address **1/145 Fortescue Avenue Seaford**

Including suburb or locality and postcode

### Indicative selling price

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

Single price **\$ 675,000**

or range between \$

& \$

### Median sale price

(\*Select house or unit as applicable)

Median price **\$ 490,000**

\*House

\*Unit

Suburb or locality

**Seaford**

Period - from **1/3/2017**

to **28/3/2018**

Source **RP Data Pty Ltd**

### Comparable property sales

(\*Select A or B as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last 6 months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale.

(\*Delete as applicable)

Address of comparable property	Price	Date of Sale
1 3/145 Fortescue Ave, Seaford	\$ 715,000	24 Dec 18
2 4 Mitchell Street, Seaford	\$ 717,000	27 March 19
3 10a Wynnstay Road, Seaford	\$ 755,000	5 Dec 18

OR

**B\*** Either 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.\*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.\*

### Biggin & Scott Aspendale

Address: 132 Station Street, Aspendale

Ph: 9580 3888

[bigginandscott.com.au](http://bigginandscott.com.au)