

# 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 Including suburb and postcode 43 Molesworth Street, 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 \$ 960,000 & \$ 1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 588,750 \*House  \*Unit  Suburb Seaford, VIC 3198  
Period - From May 2016 to April 2017 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 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
1. 4-5 Railway Parade, Seaford. VIC 3198	\$ 912,000	07/02/2017
2. 2 Admans Avenue, Seaford. VIC 3198	\$ 821,000	18/02/2017
3. 74 Fortescue Avenue, Seaford. VIC 3198	\$ 1,100,000	03/03/2017

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 six months.~~

# Harcourts