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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

168 Old Wells Road Seaford VIC 3198

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$625,000













## Median Sale Price

\$675,000 Houses in Seaford between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|   |   |            |                               |           |                  |
|---|---|------------|-------------------------------|-----------|------------------|
|  | <b>18 Seacrest Avenue Seaford VIC 3198</b><br> 3  1  - | Sold Price | <b>\$600,000</b>              | Sold Date | <b>08-Nov-18</b> |
|   |   |            |                               | Distance  | <b>0.85km</b>    |
|  | <b>2 Harold Street Seaford VIC 3198</b><br> 3  1  2    | Sold Price | <b>\$635,000</b>              | Sold Date | <b>08-Nov-18</b> |
|   |   |            |                               | Distance  | <b>0.86km</b>    |
|  | <b>4 Northcote Street Seaford VIC 3198</b><br> 4  2  2 | Sold Price | <b>\$610,000<sup>UN</sup></b> | Sold Date | <b>29-Mar-19</b> |
|   |   |            |                               | Distance  | <b>0.92km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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