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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20 Seacrest Avenue Seaford VIC 3198

 3  1  1

## Indicative Selling Price

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

Range between \$490,000 & \$539,000













## Median Sale Price

\$697,500 Houses in Seaford between 01 Jan 2018 - 31 Dec 2018

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>5 Tyrone Street Seaford VIC 3198</b>	Sold Price	<b>\$499,000</b>	Sold Date	<b>17-Mar-18</b>
	 4  1  2			Distance	<b>0.29km</b>
	<b>2 Louise Court Seaford VIC 3198</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>05-Nov-18</b>
	 2  1  2			Distance	<b>0.33km</b>
	<b>99 Austin Road Seaford VIC 3198</b>	Sold Price	<b>\$511,000</b>	Sold Date	<b>16-Sep-17</b>
	 3  1  1			Distance	<b>0.4km</b>

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