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Statement of Information
Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 21 Ellen Ave, Seaspray 3851

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$220,000 *House Suburb or locality Seaspray
Period - From June 2018 to July 2019 Source Landata

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
22 Ellen Ave, Seaspray	\$265,000	2 July 2019
5 Davies Street Seaspray	\$205,000	25 Sept 2018
20 Hansen Street Seaspray	\$215,000	21 Aug 2018