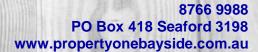




STATEMENT OF INFORMATION

7 ROSSITER COURT, SEAFORD, VIC 3198
PREPARED BY PROPERTY ONE BAYSIDE, PO BOX 418 SEAFORD





Statement of Information

Single residential property located in the Melbourne metropolitan area

Property off	ered for sale				By *
J4129 0	01 773	- She	rrie Lee		Sherrie Le
Including sul	Address ourb and	7 Rossite	er Court, S	Seaford VIC	23198001 77
F	postcode	Sales & Pro	an a		as & Property Manager
ndicative se	Iling price				
or the meaning	of this price see consur	mer.vic.gov.au/und	derquoting (*Dele	te single price or ra	ange as applicable)
Sin	gle price \$884,000	Of tange t	etween	who have	&
Median sale			One Bautide		
	\mathbf{r}_{0}	Droporty type	House	Suburb	Seaford
Median price	\$830,000	Property type		1000	
COL	The state of the s			Pric	efinder
Period - From	01 July 2022 to	30 June 2023	Source		efinder
Period - From Comparable These	The state of the s	30 June 2023 Pelete A or B b	Source elow as appli	cable)	ne last six months that
the est	01 July 2022 to property sales (*Description of the sale of the s	30 June 2023 Pelete A or B b	Source elow as appli	cable)	ne last six months that
Period - From Comparable These the esta	01 July 2022 to property sales (*D are the three properties ate agent or agent's repr	30 June 2023 Pelete A or B b	Source elow as appli	cable) perty for sale in the property for the property f	ne last six months that operty for sale.
Period - From Comparable * These the esta	01 July 2022 to property sales (*D are the three properties ate agent or agent's repr	30 June 2023 Pelete A or B b	Source elow as appli	cable) perty for sale in the property for the property f	ne last six months that operty for sale.
Period - From Comparable * These the esta	01 July 2022 to property sales (*D are the three properties ate agent or agent's repr	30 June 2023 Pelete A or B b	Source elow as appli	cable) perty for sale in the property for the property f	ne last six months that operty for sale.
Period - From Comparable These the esta	01 July 2022 to property sales (*D are the three properties ate agent or agent's repr	30 June 2023 Pelete A or B b	Source elow as appli	cable) perty for sale in the property for the property f	ne last six months that operty for sale.
Period - From Comparable These the esta	01 July 2022 to property sales (*D are the three properties ate agent or agent's repr	30 June 2023 Pelete A or B b	Source elow as appli	cable) perty for sale in the property for the property f	ne last six months that operty for sale.
Period - From Comparable * These the esta Address of co	01 July 2022 to property sales (*D are the three properties ate agent or agent's repr	30 June 2023 Pelete A or B b sold within two kilds resentative consid	Source elow as application of the properties to be most co	cable) perty for sale in the price Price	ne last six months that- roperty for sale. Date of sale
Period - From Comparable * These the est. Address of co	o1 July 2022 to property sales (*D) are the three properties ate agent or agent's representation and the sale agent or agent's representation and the sale agent or agent's reposit within two kilometres	30 June 2023 Pelete A or B b sold within two kilk resentative considerations of the solution	Source pelow as appliance of the property to be most contained to the property of the propert	cable) perty for sale in the price Price	Date of sale comparable properties
Period - From Comparable * These the esta Address of co	property sales (*D are the three properties ate agent or agent's representate agent or agent's representation.	30 June 2023 Pelete A or B besold within two kilds resentative considerative considerative reasons of the property for	Source pelow as appliance of the property to be most contained to the property of the propert	cable) perty for sale in the price Price at fewer than three ix months.	Date of sale comparable properties

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