

# 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

5/2 Carder Avenue, Seaford VIC 3198
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between

\$295,000
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 & 

\$320,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price

\$402,000
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\*Unit

X
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Suburb

Seaford
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Period - From

May 2016
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 to 

April 2017
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Source

Core Logic
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### Comparable property sales

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
4/8A Carder Avenue, Seaford VIC 3198	\$ 287,500	28 <sup>th</sup> April 2017
3/8A Carder Avenue, Seaford VIC 3198	\$ 281,000	24 <sup>th</sup> Jan 2017
15/18 Hadley Street, Seaford VIC 3198	\$ 305,000	16 <sup>th</sup> Mar 2017



OBrien Real Estate