

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

1/40A Nabilla Avenue, Seaford 3198

Indicative selling price

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

Single price \$* or range between \$*690,000 & \$750,000

Median sale price

Median price \$423,000 *House *Unit X Suburb Seaford

Period - From Sep 2016 to Aug 2017 Source CoreLogic

Comparable property sales

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
1 2/76 Nepean Hwy, Seaford	\$767,000	27-May-17
2 4/1 Attunga Crescent, Seaford	\$628,450	14-Mar-17
3 2/5 Riviera Street, Seaford	\$671,000	06-May-17



OBrien Real Estate