

# 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

233 Nepean Highway, Seaford

### Indicative selling price

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

Single price

\$

or range between

\$995,000

&

\$1,090,000

### Median sale price

Median price

\$705,500

\*House

X

\*Unit

Suburb

SEAFORD

Period - From

1 Sept 2016

to

25 Sept 2017

Source

Core Logic

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



O'Brien Real Estate