

# 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 43 Noordenne Ave, Seaholme

### Indicative selling price

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

Single price of \$ 820,000

### Median sale price

Median price \$1,180,000

House Yes

Suburb Seaholme

Period - From 01 / 04 / 2018

to 30 / 06 / 2018

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

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	49 Noordenne Avenue Seaholme	\$960,000	20-Jul-18
2	5 Martin Court Seaholme	\$920,000	10-Oct-18
3	76 Millers Road Seaholme	\$950,000	23-May-18