

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

33 Hunt Drive, Seaford

Indicative selling price

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

Single price \$ or range between \$740,000 & \$800,000

Median sale price

(*Delete house or unit as applicable)

Median price \$671,000 *House X *Unit Suburb Seaford

Period - From Jan 2017 to Dec 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 27 Armstongs Road, Seaford	\$758,000	23-Sep-17
2 25 Bognor Avenue, Seaford	\$730,000	10-Sep-17
3 103 Rosslyn Avenue, Seaford	\$780,000	22-Sep-17



OBrien Real Estate