

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 2/308-310 Frankston-Dandenong Road, Seaford

Indicative selling price

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

Single price \$ or range between \$399,000 & \$438,000

Median sale price

Median price \$430,000 *House *Unit X 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 5/308-310 Frankston Dandenong Road, Seaford	\$420,000	01-Aug-17
2 13/10 Claude Street, Seaford	\$438,000	06-Dec-17
3 4/46 Hadley Street, Seaford	\$435,000	16-Oct-17



OBrien Real Estate