

# 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 25 Weatherston Road Seaford VIC 3198

### Indicative selling price

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

range between \$665,000 & \$685,000

### Median sale price

Median price \$635,000 \*House ☒ \*Unit ☐ Suburb Seaford VIC 3198  
Period - From April 2017 to Sept 2017 Source CoreLogic

### Comparable property sales

A\* 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 4 Hunt Drive Seaford VIC 3198	\$730,000	26-Jul-17
2 24 Lorna Street Seaford VIC 3198	\$708,000	16-Sep-17
3 72 East Road Seaford VIC 3198	\$670,000	29-Aug-17



OBrien Real Estate