



**first  
national**  
REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**75 WATERS DRIVE, SEAHOLME, VIC 3018**



### Indicative Selling Price

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

Price Range:

**\$800,000 to \$880,000**

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

## MEDIAN SALE PRICE



**SEAHOLME, VIC, 3018**

Suburb Median Sale Price (House)

**\$1,045,000**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**7 WATERS DR, SEAHOLME, VIC 3018**



Sale Price

**\$881,000**

Sale Date: 25/03/2017

Distance from Property: 454m



**16 CAIN CRT, ALTONA, VIC 3018**



Sale Price

**\*\$1,005,000**

Sale Date: 22/07/2017

Distance from Property: 943m



**24 SEVES ST, ALTONA, VIC 3018**



Sale Price

**\*\$918,000**

Sale Date: 29/08/2017

Distance from Property: 1.4km



This report has been compiled on 13/10/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

75 WATERS DRIVE, SEAHOLME, VIC 3018

Indicative selling price

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Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$1,045,000

House

X

Unit


Suburb

SEAHOLME

Period

01 October 2016 to 30 September 2017

Source



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
7 WATERS DR, SEAHOLME, VIC 3018	\$881,000	25/03/2017
16 CAIN CRT, ALTONA, VIC 3018	*\$1,005,000	22/07/2017
24 SEVES ST, ALTONA, VIC 3018	*\$918,000	29/08/2017