

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

8 Nabilla Avenue Seaford VIC 3198

Indicative selling price

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

Single price \$* or range between \$840,000 & \$920,000

Median sale price

(*Delete house or unit as applicable)

Median price \$686,250 *House x *Unit Suburb Seaford

Period - From May 2017 to Apr 2018 Source Core Logic

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
17 Nabilla Avenue Seaford	\$845,000	09-Jan-18
17 Northcote Street Seaford	\$850,000	09-Dec-17
17 Charles Street Seaford	\$863,500	07-Feb-18