

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 66 Waters Drive, Seaholme

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$835,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$1,267,500

House ☒

Suburb
or locality Seaholme

Period - From 1/1/2017

to 31/12/2017

Source Real Estate Institute Of Victoria

Comparable property sales (*Delete A or B below as applicable)

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. 16 Waters Drive, Seaholme	\$825,000	17/1/2018
2. 75 Waters Drive, Seaholme	\$835,000	11/11/2017
3. 8 Twentyman Court, Seaholme	\$870,000	15/1/2018

Statement Revised Date: 05/02/2018