

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 7 Netherall Street, SEAFORD

Indicative selling price

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

Single price \$ or range between \$695,000 & \$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House x *Unit Suburb SEAFORD

Period - From June 2016 to May 2017 Source Core Logic

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. 18 Ireland Street, SEAFORD	\$ 732,000	17 April 2017
2. 11 Selsey Street, SEAFORD	\$ 782,500	01 May 2017
3. 19 Portland Place, SEAFORD	\$ 742,500	31 Jan 2017



OBrien Real Estate