

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

3/7 East Road, Seaford

Indicative selling price

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

Single price \$ or range between \$480,000 & \$520,000

Median sale price

Median price \$402,000 *House *Unit x Suburb Seaford

Period - From June 2016 to May 2017 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
3/137 Austin Road Seaford	\$535,000	12 May 2017
2/46 Seaford Road Seaford	\$550,000	11 May 2017
75A Fortescue Avenue Seaford	\$ 580,000	17 Dec 2016



OBrien Real Estate