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	149 Seaford Road, 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median price	$580,000	*House	x	*Unit		Suburb	SEAFORD

Period - From	May 2016	to	April 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. 3 Belvedere Road, SEAFORD	$587,500	14 Dec 2016
2. 244 Seaford Road, SEAFORD	$ 623,000	0 6 April 2017
3. 147A Seaford Road, SEAFORD	$ 565,000	05 Feb 2017

OBrien Real Estate