OBrien Real Estate
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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	58 Coolibar Avenue Seaford VIC 3198

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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$697,500	*House	X	~~*Unit~~		Suburb	Seaford
Period-from	01 Nov 2017	to	31 Oct 2018			Source	Corelogic

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
32 Clovelly Parade Seaford VIC 3198	$690,000	15-Aug-18
48 Nabilla Avenue Seaford VIC 3198	$740,000	19-Sep-18
66 Park Street Seaford VIC 3198	$760,000	20-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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32 Clovelly Parade Seaford VIC 3198

3 1 1

Sold Price **$690,000** Sold Date **15-Aug-18**

Distance **0.41km**



48 Nabilla Avenue Seaford VIC 3198

3 1 1

Sold Price **$740,000** Sold Date **19-Sep-18**

Distance **0.57km**



66 Park Street Seaford VIC 3198

3 1 2

Sold Price **$760,000** Sold Date **20-Oct-18**

Distance **1km**

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