

## 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 13 Central Avenue, Seaholme

#### Indicative selling price

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

Single price **\$850,000** or range between  &

#### Median sale price

(\*Delete house or unit as applicable)

Median price **\$1,050,000** House  Suburb or locality **Seaholme/Altona**  
Period - From **1/07/17** to **30/09/17** 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. 24 Seves Street, Altona	\$918,000	17/8/2017
2. 64 David Street, Altona	\$870,000	19/07/17
3. 1/3 Central Avenue, Seaholme	\$915,000	21/11/17

Date Prepared: 15/02/18