



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/1 JAMES AVENUE, SEAHOLME, VIC 3018** - -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$245,000 to \$265,000**

Provided by: Scott Murdoch, Barlow Mcewan Tribe Altona

## MEDIAN SALE PRICE



### SEAHOLME, VIC, 3018

Suburb Median Sale Price (Unit)

**\$455,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1/27 NOORDENNE AVE, SEAHOLME, VIC 3018** 1 1 1

Sale Price

**\$312,000**

Sale Date: 29/07/2017

Distance from Property: 246m



**52 SARGOOD ST, ALTONA, VIC 3018** 1 1 1

Sale Price

**\*\$260,000**

Sale Date: 25/05/2017

Distance from Property: 1.6km



**8/52 SARGOOD ST, ALTONA, VIC 3018** 1 1 1

Sale Price

**\*\$259,000**

Sale Date: 18/10/2017

Distance from Property: 1.7km



This report has been compiled on 09/11/2017 by Barlow Mcewan Tribe Altona. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

2/1 JAMES AVENUE, SEAHOLME, VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$245,000 to \$265,000

### Median sale price

Median price \$455,000

House

Unit

X

Suburb

SEAHOLME

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

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
1/27 NOORDENNE AVE, SEAHOLME, VIC 3018	\$312,000	29/07/2017
52 SARGOOD ST, ALTONA, VIC 3018	*\$260,000	25/05/2017
8/52 SARGOOD ST, ALTONA, VIC 3018	*\$259,000	18/10/2017