

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/20-22 Bainbridge Avenue, Seaford Vic 3198

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Seaford

Period - From

31/01/2021

to

30/01/2022

Source

REIV

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	7/4-6 Wisewould Av SEAFORD 3198	\$547,500	11/11/2021
2	33/8 Hannah St SEAFORD 3198	\$519,000	11/12/2021
3	2/21 Webb St SEAFORD 3198	\$510,000	08/11/2021

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.~~

This Statement of Information was prepared on:

31/01/2022 15:58



2 1 1

Rooms: 2

Property Type: Unit

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



7/4-6 Wisewould Av SEAFORD 3198 (REI)

Agent Comments

- - -

Price: \$547,500

Method: Private Sale

Date: 11/11/2021

Property Type: Unit



33/8 Hannah St SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$519,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



2/21 Webb St SEAFORD 3198 (REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Sold Before Auction

Date: 08/11/2021

Property Type: Unit