

## 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

1/8-12 Bainbridge Avenue, Seaford Vic 3198

#### Indicative selling price

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

Range between \$365,000 & \$395,000

#### Median sale price

Median price \$481,000 House Unit X Suburb Seaford

Period - From 01/01/2018 to 31/03/2018 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	11/269 Nepean Hwy SEAFORD 3198	\$392,000	30/04/2018
2	1/54 Boonong Av SEAFORD 3198	\$321,500	04/05/2018
3	11/8-12 Bainbridge Av SEAFORD 3198		26/04/2018

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.~~



2 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$365,000 - \$395,000  
**Median Unit Price**  
March quarter 2018: \$481,000

## Comparable Properties



11/269 Nepean Hwy SEAFORD 3198 (REI)

**Agent Comments**

2 1 1

**Price:** \$392,000  
**Method:** Private Sale  
**Date:** 30/04/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



1/54 Boonong Av SEAFORD 3198 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$321,500  
**Method:** Private Sale  
**Date:** 04/05/2018  
**Rooms:** -  
**Property Type:** Unit



11/8-12 Bainbridge Av SEAFORD 3198 (REI)

**Agent Comments**

2 1 -

**Price:**  
**Method:** Private Sale  
**Date:** 26/04/2018  
**Rooms:** -  
**Property Type:** Unit