

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From 01/01/2018

	ddress 1/8-12	1/8-12 Bainbridge Avenue, Seaford Vic 3198									
Including subu											
ро	stcode										
Indicative sell	ing price										
For the meaning	of this price see	consum	ner.vic.gov.	au/und	derquoting						
Danna bataan	#005.000	\neg	•								
Range between	1 \$365,000		&	\$	395,000						
Median sale p	rice										
Ī									٦		
Median price	\$481,000	House		Unit	Х		Suburb	Seaford			

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

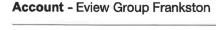
31/03/2018

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.

Ad	dress 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.













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)



Price: \$392,000 Method: Private Sale Date: 30/04/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

2







Price: \$321,500 Method: Private Sale Date: 04/05/2018

Rooms: -

Property Type: Unit

Agent Comments



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

2





Method: Private Sale Date: 26/04/2018 Rooms: -

Property Type: Unit

Agent Comments

Account - Eview Group Frankston

Generated: 06/06/2018 11:34



