

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

2/20 Wells Road Seaford VIC 3198	\$400,000	22-Sep-21
5/293-294 Nepean Highway Seaford VIC 3198	\$410,000	26-Aug-21
3 McMannis Way Seaford VIC 3198	\$445,000	24-May-21

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 6 months.~~

This Statement of Information was prepared on: 09 October 2021


2/20 Wells Road Seaford VIC 3198

Sold Price

^{RS} **\$400,000**

Sold Date

22-Sep-21
 2

 1

 1

Distance

0.34km

**5/293-294 Nepean Highway
Seaford VIC 3198**

Sold Price

^{RS} **\$410,000**

Sold Date

26-Aug-21
 2

 1

 1

Distance

0.59km

3 McMannis Way Seaford VIC 3198

Sold Price

\$445,000

Sold Date

24-May-21
 2

 1

 1

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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