

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

4/3-5 Carder 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2020

to

31 Jan 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

3/18 Carder Avenue Seaford VIC 3198	\$370,000	23-Dec-20
3/38 Bainbridge Avenue Seaford VIC 3198	\$350,000	29-Jan-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.

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3/18 Carder Avenue Seaford VIC 3198

Sold Price

^{RS}

\$370,000

Sold Date

23-Dec-20

2

1

1

Distance

0.19km

Notes from your agent

SOLD for \$370,000 off market in 0 days.

Two bedroom, one bathroom motel style unit with no allocated car park/garage.

58sqm internally and 82sqm of land.



3/38 Bainbridge Avenue Seaford VIC 3198

Sold Price

^{RS}

\$350,000

^{UN}

Sold Date

29-Jan-21

1

1

1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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