

STATEMENT OF INFORMATION

40 NABILLA AVENUE, SEAFORD, VIC 3198

PREPARED BY JUAN MERCHAN REAL ESTATE, 311 MAIN STREET MORNINGTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 NABILLA AVENUE, SEAFORD, VIC 3198  3  1  1

Indicative Selling Price

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

Price Range: **640,000 to 705,000**

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (House)

\$690,000

01 January 2020 to 31 December 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



23 BURRAWONG AVE, SEAFORD, VIC 3198  3  1  1

Sale Price

***\$726,000**

Sale Date: 29/10/2020

Distance from Property: 200m



19 CLOVELLY PDE, SEAFORD, VIC 3198  3  1  -

Sale Price

\$680,200

Sale Date: 25/07/2020

Distance from Property: 456m



This report has been compiled on 12/01/2021 by Juan Merchan Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

40 NABILLA AVENUE, SEAFORD, VIC 3198

Indicative selling price

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

Price Range:

640,000 to 705,000

Median sale price

Median price

\$690,000

Property type

House

Suburb

SEAFORD

Period

01 January 2020 to 31 December 2020

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

23 BURRAWONG AVE, SEAFORD, VIC 3198	*\$726,000	29/10/2020
19 CLOVELLY PDE, SEAFORD, VIC 3198	\$680,200	25/07/2020

This Statement of Information was prepared

12/01/2021