

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

2/27 Bardia 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2020

to

31 Oct 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

1/23 Kirkwood Avenue Seaford VIC 3198	\$575,500	10-Nov-21
10 Braemar Street Seaford VIC 3198	\$600,000	21-May-21
3/127 Austin Road Seaford VIC 3198	\$580,000	20-Nov-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: 30 November 2021



1/23 Kirkwood Avenue Seaford VIC 3198 Sold Price ^{RS} **\$575,500** Sold Date **10-Nov-21**
Distance **0.6km**

 2  1  1



10 Braemar Street Seaford VIC 3198 Sold Price **\$600,000** Sold Date **21-May-21**
Distance **1.33km**

 3  1  1



3/127 Austin Road Seaford VIC 3198 Sold Price ^{RS} **\$580,000** Sold Date **20-Nov-21**
Distance **1.37km**

 2  1  2



1/9 Molesworth Street Seaford VIC 3198 Sold Price **\$587,000** Sold Date **23-Sep-21**
Distance **1.38km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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