

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

34 Bainbridge Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$780,000

Property Type House

Suburb Seaford

Period - From 01/07/2020

to

30/09/2020

Source REIV

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 six 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	83 Kirkwood Av SEAFORD 3198	\$751,000	22/10/2020
2	13 Whitby Way SEAFORD 3198	\$692,000	04/07/2020
3	19 Clovelly Pde SEAFORD 3198	\$680,200	25/07/2020

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.~~

This Statement of Information was prepared on:

30/10/2020 16:24



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Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median House Price
September quarter 2020: \$780,000

Comparable Properties

83 Kirkwood Av SEAFORD 3198 (REI)

Agent Comments

4 1 2

Price: \$751,000
Method: Private Sale
Date: 22/10/2020
Property Type: House (Res)
Land Size: 669 sqm approx



13 Whitby Way SEAFORD 3198 (VG)

Agent Comments

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Price: \$692,000
Method: Sale
Date: 04/07/2020
Property Type: House (Res)
Land Size: 593 sqm approx



19 Clovelly Pde SEAFORD 3198 (REI/VG)

Agent Comments

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Price: \$680,200
Method: Private Sale
Date: 25/07/2020
Rooms: 4
Property Type: House
Land Size: 536 sqm approx