

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 22 Nabilla Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$925,000 & \$985,000

Median sale price

Median price \$662,500 House X Suburb Seaford

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
23 Riviera St SEAFORD 3198	\$1,130,000	30/01/2017
21 Westley St CARRUM 3197	\$1,044,000	18/03/2017
58 Armstrongs Rd SEAFORD 3198	\$910,000	22/03/2017



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm
Agent Comments

Indicative Selling Price
 \$925,000 - \$985,000
Median House Price
 March quarter 2017: \$662,500

Comparable Properties



23 Riviera St SEAFORD 3198 (REI)

[Agent Comments](#)



Price: \$1,130,000
Method: Private Sale
Date: 30/01/2017
Rooms: 6
Property Type: House
Land Size: 650 sqm



21 Westley St CARRUM 3197 (REI)

[Agent Comments](#)



Price: \$1,044,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 686 sqm



58 Armstrongs Rd SEAFORD 3198 (REI)

[Agent Comments](#)



Price: \$910,000
Method: Private Sale
Date: 22/03/2017
Rooms: 6
Property Type: House
Land Size: 956 sqm