

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Proper</b>	tv offe	red fo	r sale
---------------	---------	--------	--------

Address	22 Nabilla Avenue, Seaford Vic 3198
Including suburb and	
postcode	

#### Indicative selling price

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

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

#### Median sale price

Median price	\$662,500	H	ouse	х	Su	burb	Seaford
Period - From	01/01/2017	to	31/0	3/2017	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

Account - Eview Group Frankston









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)







Price: \$1,130,000 Method: Private Sale Date: 30/01/2017 Rooms: 6

Property Type: House Land Size: 650 sqm **Agent Comments** 



21 Westley St CARRUM 3197 (REI)





**A** 2

Price: \$1,044,000 Method: Auction Sale Date: 18/03/2017

Rooms: 5

Property Type: House (Res) Land Size: 686 sqm **Agent Comments** 



58 Armstrongs Rd SEAFORD 3198 (REI)







**6** 2

Price: \$910,000 Method: Private Sale Date: 22/03/2017 Rooms: 6

Property Type: House Land Size: 956 sqm **Agent Comments** 

**Account - Eview Group Frankston** 





The information contained berein is to be used as a guide only. Although every care has been taken

Generated: 29/05/2017 13:44

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.