



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Land Size:**  
Agent Comments

**Indicative Selling Price**  
\$340,000 - \$374,000  
**Median Unit Price**  
March quarter 2017: \$505,000

## Comparable Properties



**286a Frankston Dandenong Rd SEAFORD 3198 (REI)**

Agent Comments

3   1   1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:**



**4/281 Nepean Hwy SEAFORD 3198 (REI)**

Agent Comments

2   1   1

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 23/12/2016  
**Rooms:** 3  
**Property Type:** Townhouse (Single)  
**Land Size:**



**13/13 Wisewould Av SEAFORD 3198 (REI)**

Agent Comments

2   1   2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 06/12/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:**

## 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

1/8-12 Bainbridge Avenue, Seaford Vic 3198

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$340,000 & \$374,000

#### Median sale price

Median price \$505,000

Unit 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
286a Frankston Dandenong Rd SEAFORD 3198	\$395,000	01/04/2017
4/281 Nepean Hwy SEAFORD 3198	\$375,000	23/12/2016
13/13 Wisewould Av SEAFORD 3198	\$380,000	06/12/2016