

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 NABILLA 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 2023

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

19 COOLIBAR AVENUE SEAFORD VIC 3198	\$952,500	21-Oct-23
25 IRELAND STREET SEAFORD VIC 3198	\$930,000	06-Dec-23
49 HALLIFAX STREET SEAFORD VIC 3198	\$890,000	12-Dec-23

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: 10 January 2024


**19 COOLIBAR AVENUE SEAFORD
VIC 3198**

Sold Price

\$952,500

Sold Date

21-Oct-23
 3
 2
 2

Distance

0.16km

**25 IRELAND STREET SEAFORD VIC
3198**

Sold Price

^{RS} **\$930,000**

Sold Date

06-Dec-23
 3
 1
 4

Distance

0.3km

**49 HALLIFAX STREET SEAFORD
VIC 3198**

Sold Price

^{RS} **\$890,000**

Sold Date

12-Dec-23
 4
 1
 3

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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