

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

11 Bayside Grove, Seaford Vic 3198

Indicative selling price

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

Single price

\$709,000

Median sale price

Median price

\$851,250

Property Type

House

Suburb

Seaford

Period - From

01/10/2023

to

30/09/2024

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	42 Seaford Rd SEAFORD 3198	\$690,000	13/10/2024
2	13 Bayside Gr SEAFORD 3198	\$700,000	22/08/2024
3	35 Bayside Gr SEAFORD 3198	\$750,000	25/05/2024

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:

07/11/2024 14:30



3 1 4

Property Type: House
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$709,000

Median House Price
Year ending September 2024: \$851,250

Comparable Properties



42 Seaford Rd SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 13/10/2024
Rooms: 8
Property Type: House (Res)
Land Size: 618 sqm approx



13 Bayside Gr SEAFORD 3198 (REI/VG)

Agent Comments

3 1 1

Price: \$700,000
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 559 sqm approx



35 Bayside Gr SEAFORD 3198 (REI/VG)

Agent Comments

3 1 3

Price: \$750,000
Method: Private Sale
Date: 25/05/2024
Property Type: House
Land Size: 567 sqm approx

Account - Fosterfroling Real Estate | P: 03 9781 3366