



3 1 2

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



**18 Ireland St SEAFORD 3198 (REI)**

**Agent Comments**

3 1 4

**Price:** \$732,000

**Method:** Private Sale

**Date:** 17/04/2017

**Rooms:** 4

**Property Type:** House



**35 Torquay Av SEAFORD 3198 (REI)**

**Agent Comments**

3 1 2

**Price:** \$687,500

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 517 sqm approx



**21 Clovelly Pde SEAFORD 3198 (REI)**

**Agent Comments**

3 1 3

**Price:** \$685,000

**Method:** Private Sale

**Date:** 21/02/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 556 sqm approx

## 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

53 Nabilla Avenue, Seaford Vic 3198

## Indicative selling price

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

Range between

\$670,000

&amp;

\$735,000

## Median sale price

Median price

\$617,500

House

X

Suburb

Seaford

Period - From

01/04/2016

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 |
|--------------------------------|-----------|--------------|
| 18 Ireland St SEAFORD 3198     | \$732,000 | 17/04/2017   |
| 35 Torquay Av SEAFORD 3198     | \$687,500 | 20/05/2017   |
| 21 Clovelly Pde SEAFORD 3198   | \$685,000 | 21/02/2017   |