

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

2/11 Wisewould Avenue, Seaford Vic 3198

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Seaford

Period - From 01/07/2021

to 30/09/2021

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	3/8 Wisewould Av SEAFORD 3198	\$560,500	30/10/2021
2			
3			

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:

18/01/2022 11:09



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Ben Crowder
(03) 9708 8667
0407 557 758
ben@communityrealestate.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

September quarter 2021: \$600,000

Comparable Properties



3/8 Wisewould Av SEAFORD 3198 (REI)

Agent Comments

2 1 1

Price: \$560,500

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit

Land Size: 169 sqm approx

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.