

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

19 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,500

Property type

House

Suburb

Seaford

Period-from

01 Jan 2019

to

31 Dec 2019

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

27 Ireland Street Seaford VIC 3198	\$695,000	19-Sep-19
4 Airlie Grove Seaford VIC 3198	\$685,000	14-Dec-19
9 Coonara Avenue Seaford VIC 3198	\$675,000	27-Aug-19

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.~~

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27 Ireland Street Seaford VIC 3198

Sold Price

\$695,000

Sold Date

19-Sep-19

3 1 1

Distance **0.47km**



4 Airlie Grove Seaford VIC 3198

Sold Price

\$685,000

Sold Date

14-Dec-19

3 2 5

Distance **0.84km**



9 Coonara Avenue Seaford VIC 3198

Sold Price

\$675,000

Sold Date

27-Aug-19

3 1 1

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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