

# 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

1/38 Bainbridge 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)

Single price

\$625,000

### Median sale price

Median price

\$658,000

Property Type

Unit

Suburb

Seaford

Period - From

01/10/2022

to

30/09/2023

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	4/287 Nepean Hwy SEAFORD 3198	\$726,000	07/07/2023
2	1/14 Rossllyn Av SEAFORD 3198	\$705,000	16/10/2023
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:

19/10/2023 12:09



 3    2    1

**Property Type:** Unit  
**Land Size:** 199 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$625,000  
**Median Unit Price**  
Year ending September 2023: \$658,000

## Comparable Properties



**4/287 Nepean Hwy SEAFORD 3198 (REI/VG)**

**Agent Comments**

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**Price:** \$726,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** Townhouse (Single)



**1/14 Rosslyn Av SEAFORD 3198 (REI)**

**Agent Comments**

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**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** Unit  
**Land Size:** 321 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.

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**