## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address              | 1/7 Carder Avenue, Seaford Vic 3198 |
|----------------------|-------------------------------------|
| Including suburb and |                                     |
| postcode             |                                     |
|                      |                                     |
|                      |                                     |

### Indicative selling price

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

| Range between \$440,000 & \$480,000 | Range between | \$440,000 | & | \$480,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$650,000  | Pro | perty Type | Unit |        | Suburb | Seaford |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/01/2023 | to  | 31/12/2023 |      | 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

| Add | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 5/20-22 Bainbridge Av SEAFORD 3198 | \$500,000 | 12/12/2023   |
| 2   | 1/21 Overton Rd SEAFORD 3198       | \$495,000 | 05/12/2023   |
| 3   | 1/27-29 Carder Av SEAFORD 3198     | \$440,000 | 11/01/2024   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 28/02/2024 10:29 |
|--|------------------|





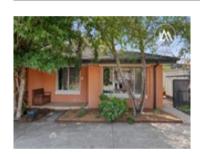




Property Type: Villa **Agent Comments** 

**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** Year ending December 2023: \$650,000

# Comparable Properties



5/20-22 Bainbridge Av SEAFORD 3198 (REI)

**(2)** 1

**Agent Comments** 

Price: \$500,000 Method: Private Sale Date: 12/12/2023 Property Type: Unit

Land Size: 146 sqm approx



1/21 Overton Rd SEAFORD 3198 (REI)

**Agent Comments** 

Price: \$495,000 Method: Private Sale Date: 05/12/2023 Property Type: Unit



1/27-29 Carder Av SEAFORD 3198 (REI)

Price: \$440,000 Method: Private Sale Date: 11/01/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



