



Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
7/17		

Address Including suburb and postcode

21 Bognor Avenue Seaford VIC 3198

Р	ostcode	propertyoneb	ayside.com.au   8700 3700	A comme		
Indicative se	lling price				Sales & Pr propertyone	operty Management bayside com.au   8766 9988
For the meaning	of this price see consur	mer.vic.gov.au/un	derquoting (*Delet	e single price	or range as	s applicable)
Sinq	gle price	or range l	petween \$780	,000	&	\$860,000
Median sale	price		<b>金</b>			
Median price	\$830,000	Property type	House	Suburb	Prope	Seaford
Period - From	01 January 2023 to	31 December 2023	Source		Pricefinder	SOL
Бу					She	rrio

## 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	
37 Nabilla Avenue, Seaford VIC 3198	\$852,500	16/03/2024	
15 Erwin Drive, Seaford VIC 3198	\$845,000	21/02/2024	
2 Whitby Way, Seaford VIC 3198	\$830,000	01/02/2024	

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 March 2024

consumer.vic.gov.au



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