

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

21 Bognor 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

\$780,000

&

\$860,000

Median sale price

Median price

\$830,000

Property type

House

Suburb

Seaford

Period - From

01 January
2023

to

31 December
2023

Source

Pricefinder

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

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