

# 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 42 Nabilla 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  or range between \$750,000 & \$825,000

### Median sale price

Median price \$ 830,000 Property type House Suburb SEAFORD  
Period - From 10/10/2022 to 09/10/2023 Source core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 25 Halifax Street Seaford Vic 3198	\$802,500	2023-09-09
2 1 Yass Court Patterson Lakes Vic 3197	\$800,000	2023-06-29
3		

This Statement of Information was prepared on: 10/10/2023

