

## 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

5/20-22 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

5/51 BOONONG AVENUE SEAFORD VIC 3198	\$496,000	06-Jun-23
11/17 CLAUDE STREET SEAFORD VIC 3198	\$480,000	17-Jul-23

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 6 months.

This Statement of Information was prepared on: 01 November 2023



**5/51 BOONONG AVENUE  
 SEAFORD VIC 3198**

 2  1  1

Sold Price <sup>RS</sup> **\$496,000** Sold Date **06-Jun-23**

Distance **0.22km**



**11/17 CLAUDE STREET SEAFORD  
 VIC 3198**

 2  1  1

Sold Price **\$480,000** Sold Date **17-Jul-23**

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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