

## 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

5/4 Buna 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

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 5/8-12 Bainbridge Avenue Seaford VIC 3198  | \$419,000 | 15-Feb-21 |
| 7/13 Wisewould Avenue Seaford VIC 3198     | \$436,500 | 11-Oct-20 |
| 11/8-12 Bainbridge Avenue Seaford VIC 3198 | \$415,000 | 16-Feb-21 |

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: 11 March 2021



**5/8-12 Bainbridge Avenue Seaford  
VIC 3198**

 2  1  1

Sold Price

<sup>RS</sup> **\$419,000**

Sold Date

**15-Feb-21**

Distance

**0.52km**



**7/13 Wisewould Avenue Seaford  
VIC 3198**

 2  1  1

Sold Price

**\$436,500**

Sold Date

**11-Oct-20**

Distance

**0.55km**



**11/8-12 Bainbridge Avenue Seaford  
VIC 3198**

 2  1  1

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date

**16-Feb-21**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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