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	2 Bardia Avenue, Seaford VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

Median sale price

Median price $830,000 Property Type House Suburb Seaford

Period - From 21/08/2024 to 20/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
127 Kananook Avenue Seaford VIC 3198	$951,500	18/12/2024
100 Coolibar Avenue, Seaford, Vic 3198	$981,000	04/02/2025
78 Armstrongs Road, Seaford, VIC 3198	$980,000	14/01/2025

This Statement of Information was prepared on: 21/02/2025