

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

47 Noordenne Avenue Seaholme VIC 3018

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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Seaholme

Period-from

01 Oct 2020

to

30 Sep 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

4 Moore Court Seaholme VIC 3018	\$1,120,000	29-Sep-21
3 Twentyman Court Seaholme VIC 3018	\$1,195,000	22-May-21
9 Newton Court Seaholme VIC 3018	\$1,260,000	01-Aug-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: 01 October 2021

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4 Moore Court Seaholme VIC 3018

Sold Price

^{RS} **\$1,120,000**

Sold Date

29-Sep-21



4



3



6

Distance

0.05km



3 Twentyman Court Seaholme VIC 3018

Sold Price

^{RS} **\$1,195,000**

Sold Date

22-May-21



3



2



2

Distance

0.29km



9 Newton Court Seaholme VIC 3018

Sold Price

^{RS} **\$1,260,000**

Sold Date

01-Aug-21



4



1



2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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