

## 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

4 LABASSA WAY SEABROOK VIC 3028

### 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

House

Suburb

Seabrook

Period-from

01 Dec 2023

to

30 Nov 2024

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 SIMPSON WAY SEABROOK VIC 3028	\$831,000	09-Jul-24
3 SPINDRIFT WAY SEABROOK VIC 3028	\$880,000	25-Jul-24
30 TRUGANINA AVENUE SEABROOK VIC 3028	\$790,000	22-Aug-24

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: 02 December 2024



**4 SIMPSON WAY SEABROOK VIC 3028**

4 2 2

Sold Price

**\$831,000**

Sold Date

**09-Jul-24**

Distance

**0.98km**



**3 SPINDRIFT WAY SEABROOK VIC 3028**

4 2 2

Sold Price

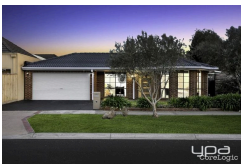
**\$880,000**

Sold Date

**25-Jul-24**

Distance

**1.17km**



**30 TRUGANINA AVENUE SEABROOK VIC 3028**

3 2 2

Sold Price

**\$790,000**

Sold Date

**22-Aug-24**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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