



STATEMENT OF INFORMATION

22 QUEEN STREET, SEAHOLME, VIC 3018

PREPARED BY PETER WEAVER, DIRECTOR, COMPASS ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 QUEEN STREET, SEAHOLME, VIC 3018  4  3  4

Indicative Selling Price

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

Single Price: **\$1,825,000**

Provided by: Peter Weaver, Compass Estate Agents

MEDIAN SALE PRICE



SEAHOLME, VIC, 3018

Suburb Median Sale Price (House)

\$1,570,000

01 January 2023 to 31 March 2023

Provided by: 

COMPARABLE PROPERTIES

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



32 BAYVIEW ST, ALTONA, VIC 3018

 3  1  1

Sale Price

\$1,225,000

Sale Date: 03/09/2022

Distance from Property: 530m



33 CENTRAL AVE, SEAHOLME, VIC 3018

 3  1  1

Sale Price

\$1,200,000

Sale Date: 16/09/2022

Distance from Property: 300m



89A ESPLANADE, ALTONA, VIC 3018

 1  2  2

Sale Price

\$1,955,000

Sale Date: 22/09/2022

Distance from Property: 380m



This report has been compiled on 17/04/2023 by Compass Estate Agents. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

22 QUEEN STREET, SEAHOLME, VIC 3018

Indicative selling price

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

Single Price:

\$1,825,000

Median sale price

Median price

\$1,570,000

Property type

House

Suburb

SEAHOLME

Period

01 January 2023 to 31 March 2023

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

32 BAYVIEW ST, ALTONA, VIC 3018	\$1,225,000	03/09/2022
33 CENTRAL AVE, SEAHOLME, VIC 3018	\$1,200,000	16/09/2022
89A ESPLANADE, ALTONA, VIC 3018	\$1,955,000	22/09/2022

This Statement of Information was prepared

17/04/2023