

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

12 ANCHOR COURT SEABROOK VIC 3028

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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Seabrook

Period-from

01 Aug 2021

to

31 Jul 2022

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

32 SPINDRIFT WAY SEABROOK VIC 3028	\$775,000	22-Feb-22
3 CHARLES GRIMES PLACE SEABROOK VIC 3028	\$845,000	03-Jun-22
17 SPINDRIFT WAY SEABROOK VIC 3028	\$749,500	22-Jul-22

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 August 2022



**32 SPINDRIFT WAY SEABROOK
VIC 3028**

 3  2  2

Sold Price

\$775,000

Sold Date **22-Feb-22**

Distance **0.09km**



**3 CHARLES GRIMES PLACE
SEABROOK VIC 3028**

 4  2  2

Sold Price

^{RS} **\$845,000**

Sold Date **03-Jun-22**

Distance **0.75km**



**17 SPINDRIFT WAY SEABROOK VIC
3028**

 3  2  2

Sold Price

^{RS} **\$749,500** ^{UN}

Sold Date **22-Jul-22**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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