

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

65 SIMMONS DRIVE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,750

Property type

House

Suburb

Seaholme

Period-from

01 Apr 2021

to

31 Mar 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

9 JAMES AVENUE SEAHOLME VIC 3018	\$1,222,000	26-Sep-21
2 MOORE COURT SEAHOLME VIC 3018	\$1,220,000	21-Feb-22
46 SIMMONS DRIVE SEAHOLME VIC 3018	\$1,200,000	04-Dec-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: 07 April 2022

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9 JAMES AVENUE SEAHOLME VIC 3018

Sold Price

\$1,222,000

Sold Date

26-Sep-21

 3

 2

 2

Distance

0.03km



2 MOORE COURT SEAHOLME VIC 3018

Sold Price

^{RS} **\$1,220,000**

Sold Date

21-Feb-22

 4

 2

 2

Distance

0.15km



46 SIMMONS DRIVE SEAHOLME VIC 3018

Sold Price

\$1,200,000

Sold Date

04-Dec-21

 4

 1

 2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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