

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

33 CENTRAL 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

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Seaholme

Period-from

01 Aug 2023

to

31 Jul 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

22 SEAVIEW CRESCENT SEAHOLME VIC 3018	\$1,495,000	04-May-24
16 BLYTH STREET ALTONA VIC 3018	\$1,450,000	08-May-24
36 SEVES STREET ALTONA VIC 3018	\$1,600,000	06-Jul-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: 13 August 2024



Sales Avant

M 0481868298

E sales@avantre.com.au



**22 SEAVIEW CRESCENT
SEAHOLME VIC 3018**

3 2 1

Sold Price ^{RS} **\$1,495,000** Sold Date **04-May-24**

Distance **0.22km**



**16 BLYTH STREET ALTONA VIC
3018**

3 2 2

Sold Price **\$1,450,000** Sold Date **08-May-24**

Distance **0.3km**



**36 SEVES STREET ALTONA VIC
3018**

3 2 2

Sold Price ^{RS} **\$1,600,000** ^{UN} Sold Date **06-Jul-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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