

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

2 SHANE AVENUE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Seabrook

Period-from

01 May 2021

to

30 Apr 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

11 SEABROOK BOULEVARD SEABROOK VIC 3028	\$805,000	10-Feb-22
6 KEMPTON COURT SEABROOK VIC 3028	\$780,000	19-Mar-22
108 POINT COOK ROAD SEABROOK VIC 3028	\$810,000	21-Feb-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: 12 May 2022


**11 SEABROOK BOULEVARD
SEABROOK VIC 3028**
 4  2  2

Sold Price

\$805,000

Sold Date

10-Feb-22

Distance

0.15km

**6 KEMPTON COURT SEABROOK
VIC 3028**
 3  2  4

Sold Price

^{RS} **\$780,000**

Sold Date

19-Mar-22

Distance

0.55km

**108 POINT COOK ROAD
SEABROOK VIC 3028**
 3  1  2

Sold Price

\$810,000

Sold Date

21-Feb-22

Distance

0.59km

**16 TRUGANINA AVENUE
SEABROOK VIC 3028**
 3  2  2

Sold Price

^{RS} **\$786,000**

Sold Date

04-Mar-22

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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