

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 Moore Court 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Seaholme

Period-from

01 Dec 2020

to

30 Nov 2021

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

4 Moore Court Seaholme VIC 3018	\$1,120,000	22-Sep-21
9 James Avenue Seaholme VIC 3018	\$1,222,000	26-Sep-21
45 Waters Drive Seaholme VIC 3018	\$1,209,500	14-Oct-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: 22 December 2021



4 Moore Court Seaholme VIC 3018

Sold Price

\$1,120,000

Sold Date

22-Sep-21



3



3



6

Distance

0.02km



9 James Avenue Seaholme VIC 3018

Sold Price

\$1,222,000

Sold Date

26-Sep-21



3



2



2

Distance

0.16km



45 Waters Drive Seaholme VIC 3018

Sold Price

\$1,209,500

Sold Date

14-Oct-21



4



2



2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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