

## 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

122 SHANE AVENUE SEABROOK VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

House

Suburb

Seabrook

Period-from

01 Nov 2023

to

31 Oct 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

68 SHANE AVENUE SEABROOK VIC 3028	\$718,000	30-Aug-24
11 CAROLE COURT SEABROOK VIC 3028	\$710,000	16-Aug-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: 14 November 2024



**68 SHANE AVENUE SEABROOK  
VIC 3028**

 3  1  1

Sold Price

<sup>RS</sup>

**\$718,000**

Sold Date **30-Aug-24**

Distance **0.45km**



**11 CAROLE COURT SEABROOK VIC  
3028**

 4  1  2

Sold Price

**\$710,000**

Sold Date **16-Aug-24**

Distance **0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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