

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

2/3 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Seaholme

Period-from

01 Feb 2021

to

31 Jan 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

2/6 Acacia Avenue Seaholme VIC 3018	\$960,000	27-Jan-22
1/9 Rose Street Altona VIC 3018	\$910,000	03-Nov-21
2/5 Mulga Street Altona VIC 3018	\$940,000	03-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: 16 February 2022



2/6 Acacia Avenue Seaholme VIC 3018

Sold Price

^{RS} \$960,000 ^{UN}

Sold Date

27-Jan-22

3 2 2

Distance

0.09km



1/9 Rose Street Altona VIC 3018

Sold Price

\$910,000

Sold Date

03-Nov-21

3 2 1

Distance

2.12km



2/5 Mulga Street Altona VIC 3018

Sold Price

^{RS} \$940,000

Sold Date

03-Feb-22

3 2 2

Distance

2.47km

RS = Recent sale

UN = Undisclosed Sale

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