

## 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 ROSSCOMMON PLACE SEABROOK VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Seabrook

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1/22 MARK COURT SEABROOK VIC 3028  | \$540,000 | 02-Mar-22 |
| 1/13 THE ROBBINS SEABROOK VIC 3028 | \$540,000 | 02-Jul-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: 21 July 2023



**1/22 MARK COURT SEABROOK VIC 3028**

Sold Price

**\$540,000**

Sold Date **02-Mar-22**

 3  1  1

Distance **0.48km**



**1/13 THE ROBBINS SEABROOK VIC 3028**

Sold Price

Sold Date **02-Jul-22**

 2  1  1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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