

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22/23-29 Catherine Road Seabrook, 3028
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$445,000
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Median sale price

Median price	\$511,500	Property Type	NOT PROVIDED	Suburb	SEABROOK
Period - From	22-Sep-2021	to	21-Sep-2022	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	17/23-29 Catherine Road, Seabrook, Vic 3028	\$497,000	15-Mar-2022
2	1/23-29 Catherine Road, Seabrook, Vic 3028	\$488,000	09-Jun-2022
3	14/23-29 Catherine Road, Seabrook, Vic 3028	\$540,000	24-Oct-2022

This statement of information was prepared on 17-Dec-2022 at 10:37:40 PM EST