

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 BELEURA WAY SEABROOK VIC 3028

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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Seabrook

Period-from

01 Jul 2021

to

30 Jun 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

1 PYRAMUS PLACE ALTONA MEADOWS VIC 3028	\$980,000	18-Dec-21
2 IRREWARRA COURT SEABROOK VIC 3028	\$960,000	07-Mar-22
5 GASKELL COURT ALTONA MEADOWS VIC 3028	\$1,000,000	09-Apr-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 2022



1 PYRAMUS PLACE ALTONA MEADOWS VIC 3028

Sold Price **\$980,000** Sold Date **18-Dec-21**

6 3 4

Distance -

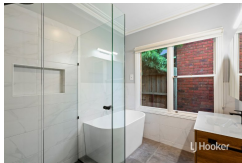


2 IRREWARRA COURT SEABROOK VIC 3028

Sold Price **\$960,000** Sold Date **07-Mar-22**

4 2 2

Distance -



5 GASKELL COURT ALTONA MEADOWS VIC 3028

Sold Price **\$1,000,000** Sold Date **09-Apr-22**

4 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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