

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

8 Canonbury Circle 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Seabrook

Period-from

01 Nov 2018

to

31 Oct 2019

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 Gowrie Court Seabrook VIC 3028	\$690,000	26-Feb-19
29 Mintaro Way Seabrook VIC 3028	\$695,000	28-Aug-18
5 Tintern Court Seabrook VIC 3028	\$681,000	16-Jun-18

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: 20 November 2019



2 Gowrie Court Seabrook VIC 3028 Sold Price **\$690,000** Sold Date **26-Feb-19**

 3  1  2

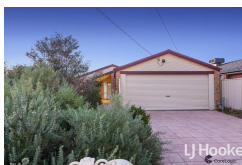
Distance **0.22km**



29 Mintaro Way Seabrook VIC 3028 Sold Price **\$695,000** Sold Date **28-Aug-18**

 4  2  2

Distance **0.29km**



5 Tintern Court Seabrook VIC 3028 Sold Price **\$681,000** Sold Date **16-Jun-18**

 3  2  2

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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