

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

4 IDA PLACE 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

\$930,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Seabrook

Period-from

01 Nov 2021

to

31 Oct 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

16 OCEAN GROVE SEABROOK VIC 3028	\$935,000	04-Nov-22
2 BELEURA WAY SEABROOK VIC 3028	\$940,000	07-Nov-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: 28 November 2022



16 OCEAN GROVE SEABROOK VIC 3028

Sold Price

^{RS} **\$935,000** Sold Date **04-Nov-22**

 4  2  2

Distance **0.82km**



2 BELEURA WAY SEABROOK VIC 3028

Sold Price

^{RS} **\$940,000** ^{UN} Sold Date **07-Nov-22**

 4  2  4

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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