

## 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

3 SIMMONS DRIVE SEAHOLME VIC 3018

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Seaholme

Period-from

01 Dec 2023

to

30 Nov 2024

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

3 CAIN COURT ALTONA VIC 3018	\$1,200,000	15-Aug-24
46 STATION STREET SEAHOLME VIC 3018	\$1,245,000	13-Sep-24
93 RAILWAY STREET NORTH ALTONA VIC 3018	\$1,120,000	20-Nov-24

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: 10 December 2024



**3 CAIN COURT ALTONA VIC 3018**

Sold Price

**\$1,200,000**

Sold Date

**15-Aug-24**

3 1 2

Distance

**0.71km**



**46 STATION STREET SEAHOLME  
VIC 3018**

Sold Price

**\$1,245,000**

Sold Date

**13-Sep-24**

3 1 1

Distance

**1.02km**



**93 RAILWAY STREET NORTH  
ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$1,120,000**

Sold Date

**20-Nov-24**

3 1 2

Distance

**1.55km**

RS = Recent sale

UN = Undisclosed Sale

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