

## 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

21 JAMES AVENUE SEAHOLME VIC 3018

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

Other

Suburb

Seaholme

Period-from

01 Nov 2023

to

31 Oct 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

2 NISSEN COURT SEAHOLME VIC 3018	\$1,040,000	20-Jun-24
30 SIMMONS DRIVE SEAHOLME VIC 3018	\$1,160,000	11-Sep-24
19 JAMES AVENUE SEAHOLME VIC 3018	\$1,105,000	27-May-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.~~

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## 2 NISSEN COURT SEAHOLME VIC 3018

Sold Price **\$1,040,000** Sold Date **20-Jun-24**

 3  1  1

Distance **0.26km**



## 30 SIMMONS DRIVE SEAHOLME VIC 3018

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **11-Sep-24**

 4  2  4

Distance **0.19km**



## 19 JAMES AVENUE SEAHOLME VIC 3018

Sold Price **\$1,105,000** Sold Date **27-May-24**

 3  2  3

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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