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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

35 Canonbury Circle Seabrook VIC 3028

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$700,000

### Median Sale Price

\$630,000 Houses in Seabrook between Apr 2017 - Mar 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**8 Monivae Court Seabrook VIC 3028**

4 2 2

Sold Price **\$720,000** Sold Date **26-Oct-17**

Distance **0.36km**



**26 William Leake Avenue Seabrook VIC 3028**

3 1 2

Sold Price **\$655,000** Sold Date **12-Nov-17**

Distance **0.45km**



**11 Eva Court Seabrook VIC 3028**

3 2 2

Sold Price **\$680,000** Sold Date **20-Nov-17**

Distance **0.52km**

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