

## 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

22 GUNDOWRING DRIVE SEABROOK VIC 3028

### 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

\$880,000

&

\$920,000

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 11 CHARLES SWANSTON WAY SEABROOK VIC 3028 | \$902,000 | 07-Apr-22 |
| 16 OCEAN GROVE SEABROOK VIC 3028          | \$935,000 | 04-Nov-22 |
| 30 SPINDRIFT WAY SEABROOK VIC 3028        | \$905,000 | 19-Feb-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: 8 November 2022



11 CHARLES SWANSTON WAY  
SEABROOK VIC 3028

5 2 2

Sold Price

\$902,000 Sold Date 07-Apr-22

Distance 0.32km



16 OCEAN GROVE SEABROOK VIC  
3028

4 2 2

Sold Price

<sup>RS</sup> \$935,000 Sold Date 04-Nov-22

Distance 0.64km



30 SPINDRIFT WAY SEABROOK  
VIC 3028

4 2 2

Sold Price

\$905,000 Sold Date 19-Feb-22

Distance 0.99km

RS = Recent sale

UN = Undisclosed Sale

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