

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

14 GEORGE BENJAMIN COURT 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,750

Property type

House

Suburb

Seabrook

Period-from

01 Apr 2022

to

31 Mar 2023

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

5 ANDREW CHIRNSIDE AVENUE SEABROOK VIC 3028

\$800,000

14-Mar-23

4 SAMUEL EVANS COURT SEABROOK VIC 3028

\$750,000

22-Mar-23

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: 18 April 2023



**5 ANDREW CHIRNSIDE AVENUE
SEABROOK VIC 3028**

 4  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

14-Mar-23

Distance

0.29km



**4 SAMUEL EVANS COURT
SEABROOK VIC 3028**

 4  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

22-Mar-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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