

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

2 Noordenne Avenue Seaholme VIC 3018

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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Seaholme

Period-from

01 Jun 2019

to

31 May 2020

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 Twentyman Court Seaholme VIC 3018	\$807,254	18-Dec-19
50 Noordenne Avenue Seaholme VIC 3018	\$812,500	21-Mar-20
72 McIntyre Drive Altona VIC 3018	\$838,000	10-Dec-19

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: 11 June 2020

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2 Twentyman Court Seaholme VIC 3018

Sold Price

\$807,254

Sold Date

18-Dec-19

 3

 1

 2

Distance

0.26km



50 Noordenne Avenue Seaholme VIC 3018

Sold Price

\$812,500

Sold Date

21-Mar-20

 3

 2

 3

Distance

0.43km



72 McIntyre Drive Altona VIC 3018

Sold Price

\$838,000

Sold Date

10-Dec-19

 3

 1

 3

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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