

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

9 Noordenne Avenue Seaholme, 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price \$960,000.00

Median sale price

Median price \$1,020,000.00 Property Type HOUSE Suburb SEAHOLME

Period - From 15-Jul-2019 to 14-Jul-2020 Source NOT PROVIDED

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	10 Civic Parade Seaholme	\$970,000.00	16-Jan-2020
2	1A Waters Drive Seaholme	\$960,000.00	06-Mar-2020
3	29 Simmons Drive Seaholme - single level	\$900,000.00	25-Feb-2020

This statement of information was prepared on 01-Oct-2020 at 1:50:23 PM EST