

## 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

50 WATERS DRIVE SEAHOLME VIC 3018

### 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

\$920,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Seaholme

Period-from

01 Jul 2021

to

30 Jun 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

39 WATERS DRIVE SEAHOLME VIC 3018	\$1,080,000	15-Sep-21
9 JAMES AVENUE SEAHOLME VIC 3018	\$1,222,000	26-Sep-21
15 JAMES AVENUE SEAHOLME VIC 3018	\$1,080,000	01-Apr-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: 19 July 2022

Emily Skerry

M 0393983888

E emily@barlows.com.au



**39 WATERS DRIVE SEAHOLME VIC 3018** Sold Price **\$1,080,000** Sold Date **15-Sep-21**

 3
  1
  4

Distance -



**YOU MUST REGISTER YOUR DETAILS TO INSPECT THIS PROPERTY**

With the ending of lockdown restrictions from 11:00pm on Thursday 17 September, please note our new inspection and data recording policy for applicants:

- Please confirm the date and time to register for a private inspection.
- If you are a registered user, you will be notified via email to register the property.
- A maximum of 2 people (in total) from the same household at any one time will be permitted inside.
- You are required to wear the full PPE of the property before you enter.
- This can be required with a date when you attend the private inspection.
- Please do not expect to inspect the property.

**9 JAMES AVENUE SEAHOLME VIC 3018** Sold Price **\$1,222,000** Sold Date **26-Sep-21**

 3
  2
  2

Distance -



**15 JAMES AVENUE SEAHOLME VIC 3018** Sold Price **\$1,080,000** Sold Date **01-Apr-22**

 3
  1
  1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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