



first
national
REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 NOORDENNE AVENUE, SEAHOLME,

3 1 2

Indicative Selling Price

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

Price Range: \$930,000 to \$990,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

MEDIAN SALE PRICE



SEAHOLME, VIC, 3018

Suburb Median Sale Price (House)

\$1,030,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



66 WATERS DR, SEAHOLME, VIC 3018

3 1 2

Sale Price

***\$850,000**

Sale Date: 19/02/2018

Distance from Property: 124m



8 TWENTYMAN CRT, SEAHOLME, VIC 3018

3 1 4

Sale Price

\$870,000

Sale Date: 18/11/2017

Distance from Property: 275m



92 SIMMONS DR, SEAHOLME, VIC 3018

2 1 2

Sale Price

\$1,030,000

Sale Date: 26/02/2018

Distance from Property: 109m



This report has been compiled on 01/05/2018 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

49 NOORDENNE AVENUE, SEAHOLME, VIC 3018

Indicative selling price

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

Price Range:

\$930,000 to \$990,000

Median sale price

Median price

\$1,030,000

House

X

Unit


Suburb

SEAHOLME

Period

01 October 2017 to 31 March 2018

Source



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
66 WATERS DR, SEAHOLME, VIC 3018	*\$850,000	19/02/2018
8 TWENTYMAN CRT, SEAHOLME, VIC 3018	\$870,000	18/11/2017
92 SIMMONS DR, SEAHOLME, VIC 3018	\$1,030,000	26/02/2018