

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 28 Waters Drive, Seaholme, VIC 3018

Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,115,000 Property Type House Suburb Seaholme (3018)

Period - From 01/08/2020 to 31/07/2021 Source CoreLogic

Comparable property sales

A 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
9 NEWTON COURT, SEAHOLME VIC 3018	\$1,260,000	08/01/2021
45 WATERS DRIVE, SEAHOLME VIC 3018	\$1,209,500	15/10/2021
39 WATERS DRIVE, SEAHOLME VIC 3018	\$1,080,000	18/09/2021

This Statement of Information was prepared on: 08/11/2021