

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

9 Jurga Court 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Seaholme

Period-from

01 Oct 2019

to

30 Sep 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

9 James Avenue Seaholme VIC 3018	\$930,000	03-Jul-20
38 Simmons Drive Seaholme VIC 3018	\$900,000	09-Apr-20
2 Noordenne Avenue Seaholme VIC 3018	\$830,000	22-Jun-20

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: 07 October 2020

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9 James Avenue Seaholme VIC 3018

3 2 4

Sold Price

^{RS} **\$930,000** Sold Date **03-Jul-20**

Distance **0.09km**



38 Simmons Drive Seaholme VIC 3018

3 1 2

Sold Price

\$900,000 Sold Date **09-Apr-20**

Distance **0.13km**



2 Noordenne Avenue Seaholme VIC 3018

3 1 2

Sold Price

\$830,000 Sold Date **22-Jun-20**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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