

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 MARLIN TERRACE SEABROOK VIC 3028

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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Seabrook

Period-from

01 Sep 2023

to

31 Aug 2024

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

3 SPINDRIFT WAY SEABROOK VIC 3028	\$880,000	25-Jul-24
4 SIMPSON WAY SEABROOK VIC 3028	\$831,000	09-Jul-24

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: 18 September 2024



3 SPINDRIFT WAY SEABROOK VIC 3028

Sold Price

\$880,000

Sold Date

25-Jul-24



4



2



2

Distance

0.14km



4 SIMPSON WAY SEABROOK VIC 3028

Sold Price

\$831,000

Sold Date

09-Jul-24



4



2



2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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