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

33 BEACH STREET 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 rang betwee		\$2,500,000	&	\$2,650,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,410,500	Prop	erty type		House	Suburb	Seaholme			
Period-from	01 Oct 2023	to	30 Sep 2	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	
267 ESPLANADE ALTONA VIC 3018	\$1,740,000	24-Jul-24	
21 BEACH STREET SEAHOLME VIC 3018	\$2,500,000	-	
229 ESPLANADE ALTONA VIC 3018	\$3,000,000	01-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: 04 October 2024



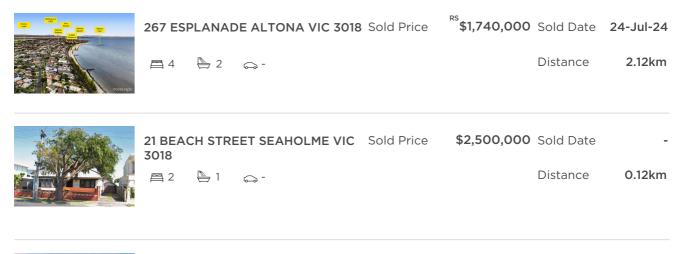
consumer.vic.gov.au



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229 ES	PLANA	DE ALTONA	VIC 3018	Sold Price	^{RS} \$3,000,000	Sold Date	01-Jul-24
圔 4	┣ 4	G 4				Distance	1.73km

RS = Recent sale UN = Undisclosed Sale

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