

# 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 39 Waters Drive Seaholme VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$970,000 & \$1,050,000

### Median sale price

Median price \$1,005,000 Property type House Suburb Seaholme

Period - From 29/05/2020 to 28/05/2021 Source Realestate.com.au

### 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 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 |
|-----------------------------------------|-------------|--------------|
| 10 Noordenne Avenue, Seaholme, Vic 3018 | \$1,005,000 | 01/05/2021   |
| 60 Simmons Drive, Seaholme, Vic 3018    | \$1,050,000 | 10/04/2021   |
|                                         |             |              |

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 six months.

This Statement of Information was prepared on: 03/09/2021