

## 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

23 FLEMING AVENUE SEABROOK VIC 3028

### 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Seabrook

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 17 SPINDRIFT WAY SEABROOK VIC 3028        | \$749,500 | 12-Jul-22 |
| 13 ISON COURT ALTONA MEADOWS VIC 3028     | \$745,000 | 27-Jul-22 |
| 59 BROADBEACH CIRCUIT POINT COOK VIC 3030 | \$712,000 | 07-Aug-22 |

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: 11 October 2022



**17 SPINDRIFT WAY SEABROOK VIC 3028**

Sold Price

**\$749,500**

Sold Date

**12-Jul-22**



3



2



2

Distance

**0.86km**



**13 ISON COURT ALTONA MEADOWS VIC 3028**

Sold Price

**\$745,000**

Sold Date

**27-Jul-22**



-



2



2

Distance

**0.99km**



**59 BROADBEACH CIRCUIT POINT COOK VIC 3030**

Sold Price

**\$712,000**

Sold Date

**07-Aug-22**



3



2



2

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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