

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

8 CATHERINE ROAD 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$764,888

Property type

House

Suburb

Seabrook

Period-from

01 Feb 2024

to

31 Jan 2025

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 BURSWOOD COURT SEABROOK VIC 3028	\$720,000	27-Aug-24
67 CANONBURY CIRCLE SEABROOK VIC 3028	\$720,000	20-Oct-24
4 MONIVAE COURT SEABROOK VIC 3028	\$735,000	03-Sep-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: 24 February 2025



3 BURSWOOD COURT SEABROOK VIC 3028

 4  2  2

Sold Price

\$720,000

Sold Date **27-Aug-24**

Distance **0.57km**



67 CANONBURY CIRCLE SEABROOK VIC 3028

 3  2  1

Sold Price

Sold Date **20-Oct-24**

Distance **0.66km**



4 MONIVAE COURT SEABROOK VIC 3028

 4  2  1

Sold Price

\$735,000

Sold Date **03-Sep-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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