LJ Hooker

# Statement of Information
## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

2/107 Seabrook Boulevard Seabrook VIC 3028

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

| | | |
|---|---|---|
| $515,000 | & | $566,500 |

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section47AF (2)(b) of the *Estate Agents Act 1980*

### Comparable sales

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.

| **Comparable #1** | | | |
|---|---|---|---|
| **Address** | 1/7 Royal Court Seabrook VIC 3028 | | |
| **Sale Price** | $519,500 | **Date of Sale** | 01/10/2019 |
| **Address** | 89 Talbot Street Altona Meadows VIC 3028 | | |
| **Sale Price** | $560,000 | **Date of Sale** | 06/10/2019 |

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