LJ Hooker

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

Property offered for sale

11A Mark Court, Seabrook

Indicative selling price

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

Range between

$400,000	&	$440,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly availableinformation providing median sale prices of residential property in the suburb or locality in which the property offered forsale 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

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.

Comparable #1			
Address	2/21 Esther Court, Seabrook		
Sale Price	$415,500	**Date of Sale**	17/12/2019
Comparable #2			
Address	36A Canonbury Circle, Seabrook		
Sale Price	$430,000	**Date of Sale**	05/10/2019
Comparable #3			
Address	39 Canonbury Circle, Seabrook		
Sale Price	$435,000	**Date of Sale**	04/12/2019

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