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	2 Eva Court 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	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Seabrook
Period-from	01 Nov 2019	to	31 Oct 2020	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
9 Eva Court Seabrook VIC 3028	$632,500	18-Jun-20
18 Shane Avenue Seabrook VIC 3028	$625,000	13-Jul-20
67 Shane Avenue Seabrook VIC 3028	$650,000	20-Jun-20

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: 18 November 2020

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9 Eva Court Seabrook VIC 3028

3 2 2

Sold Price **$632,500** Sold Date **18-Jun-20**

Distance **0.11km**



18 Shane Avenue Seabrook VIC 3028

3 2 2

Sold Price **$625,000** Sold Date **13-Jul-20**

Distance **0.27km**



67 Shane Avenue Seabrook VIC 3028

3 2 2

Sold Price **$650,000** Sold Date **20-Jun-20**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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