

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

4 John Wedge Place 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Seabrook

Period-from

01 May 2020

to

30 Apr 2021

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

1 Fleming Avenue Seabrook VIC 3028	\$795,000	19-Dec-20
63 Glastonbury Circuit Point Cook VIC 3030	\$820,000	16-Apr-21
2 La Spezia Court Point Cook VIC 3030	\$791,000	25-Jan-21

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: 12 May 2021



1 Fleming Avenue Seabrook VIC 3028

 4
  2
  2

Sold Price

\$795,000

Sold Date

19-Dec-20

Distance

0.33km


63 Glastonbury Circuit Point Cook VIC 3030

 4
  2
  2

Sold Price

^{RS} **\$820,000**

Sold Date

16-Apr-21

Distance

0.83km


2 La Spezia Court Point Cook VIC 3030

 4
  2
  2

Sold Price

\$791,000

Sold Date

25-Jan-21

Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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