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	1 CANONBURY CIRCLE 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	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	House	Suburb	Seabrook
Period-from	01 Oct 2021	to	30 Sep 2022	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
4/23-29 CATHERINE ROAD SEABROOK VIC 3028	$510,000	05-Sep-22
51A SEABROOK BOULEVARD SEABROOK VIC 3028	$617,000	18-Aug-22
2/14 SPICER BOULEVARD ALTONA MEADOWS VIC 3028	$570,000	15-Aug-22

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: 14 October 2022