

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 BELEURA WAY 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Seabrook

Period-from

01 Feb 2023

to

31 Jan 2024

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

5 DRIFTWOOD CLOSE SEABROOK VIC 3028	\$950,000	19-Jan-24
5 AVIEMORE WAY POINT COOK VIC 3030	\$967,500	18-Nov-23
15 SALERNO COURT POINT COOK VIC 3030	\$970,000	09-Aug-23

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: 02 February 2024

**5 DRIFTWOOD CLOSE SEABROOK
VIC 3028**

Sold Price

RS

\$950,000

Sold Date

19-Jan-24

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Distance

0.84km**5 AVIEMORE WAY POINT COOK
VIC 3030**

Sold Price

\$967,500

Sold Date

18-Nov-23

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Distance

1.23km**15 SALERNO COURT POINT COOK
VIC 3030**

Sold Price

\$970,000

Sold Date

09-Aug-23

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Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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