

## 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

19 JAMES AVENUE SEAHOLME VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,439,500

Property type

House

Suburb

Seaholme

Period-from

01 May 2023

to

30 Apr 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 7 SUSSEX STREET SEAHOLME VIC 3018  | \$1,401,000 | 23-Mar-24 |
| 17 SUSSEX STREET SEAHOLME VIC 3018 | \$1,570,000 | 09-Feb-24 |
| 28 SUSSEX STREET SEAHOLME VIC 3018 | \$1,270,000 | 17-Nov-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: 01 May 2024

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**7 SUSSEX STREET SEAHOLME VIC 3018** Sold Price <sup>RS</sup> **\$1,401,000** Sold Date **23-Mar-24**

 3  2  -

Distance **0.3km**



**17 SUSSEX STREET SEAHOLME VIC 3018** Sold Price <sup>RS</sup> **\$1,570,000** Sold Date **09-Feb-24**

 4  3  2

Distance **0.38km**



**28 SUSSEX STREET SEAHOLME VIC 3018** Sold Price <sup>RS</sup> **\$1,270,000** <sup>UN</sup> Sold Date **17-Nov-23**

 3  1  3

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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