

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 GLENARA FORD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Seabrook

Period-from

01 Oct 2022

to

30 Sep 2023

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 LARRA COURT SEABROOK VIC 3028	\$768,000	22-Jun-23
68 SEABROOK BOULEVARD SEABROOK VIC 3028	\$741,000	18-Feb-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: 25 October 2023

**4 LARRA COURT SEABROOK VIC 3028**3  2  2 

Sold Price

\$768,000

Sold Date

22-Jun-23

Distance

0.37km**68 SEABROOK BOULEVARD SEABROOK VIC 3028**3  2  3 

Sold Price

\$741,000

Sold Date

18-Feb-23

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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