

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 NISSEN COURT SEAHOLME VIC 3018

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

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

30 NOORDENNE AVENUE SEAHOLME VIC 3018	\$1,050,000	09-Jul-23
42 SIMMONS DRIVE SEAHOLME VIC 3018	\$1,108,500	05-Jul-23
9 MARTIN COURT SEAHOLME VIC 3018	\$1,240,000	25-Oct-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: 13 May 2024

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**30 NOORDENNE AVENUE
SEAHOLME VIC 3018**

 3  2  1

Sold Price **\$1,050,000** Sold Date **09-Jul-23**

Distance **0.18km**



**42 SIMMONS DRIVE SEAHOLME
VIC 3018**

 4  1  2

Sold Price **\$1,108,500** Sold Date **05-Jul-23**

Distance **0.28km**



**9 MARTIN COURT SEAHOLME VIC
3018**

 4  2  4

Sold Price **\$1,240,000** Sold Date **25-Oct-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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