

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

8 MINTARO 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Seabrook

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

2 DEANSIDE CLOSE SEABROOK VIC 3028	\$800,000	05-Apr-24
5 ROYAL COURT SEABROOK VIC 3028	\$770,000	23-Apr-24
12 ANDREW CHIRNSIDE AVENUE SEABROOK VIC 3028	\$765,000	22-Mar-24

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: 17 May 2024

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2 DEANSIDE CLOSE SEABROOK VIC 3028

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date **05-Apr-24**

Distance **0.05km**



5 ROYAL COURT SEABROOK VIC 3028

 3  2  2

Sold Price

^{RS} **\$770,000**

Sold Date **23-Apr-24**

Distance **0.11km**



12 ANDREW CHIRNSIDE AVENUE SEABROOK VIC 3028

 3  2  2

Sold Price

^{RS} **\$765,000**

Sold Date **22-Mar-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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