



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Ida Place, Seabrook, VIC 3028

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$780,000 & \$820,000

MEDIAN SALE PRICE

Median price \$660,300 | House | Seabrook (3028)

Period - From 1 November 2017 to 5 November 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
18 JOHN AUGUST WALK, SEABROOK VIC 3028	\$840,000	03/07/2018
14 CAROLE COURT, SEABROOK VIC 3028	\$730,000	30/06/2018
8 SEABROOK BOULEVARD, SEABROOK VIC 3028	\$775,000	26/06/2018