

## 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

77 SHANE AVENUE SEABROOK VIC 3028

### 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Seabrook

Period-from

01 Jul 2023

to

30 Jun 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

69 CANONBURY CIRCLE SEABROOK VIC 3028	\$540,000	12-Apr-24
47 THE CRESCENT POINT COOK VIC 3030	\$600,000	05-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: 31 July 2024

**69 CANONBURY CIRCLE  
SEABROOK VIC 3028**

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Sold Price **\$540,000** Sold Date **12-Apr-24**Distance **0.69km****47 THE CRESCENT POINT COOK  
VIC 3030**

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Sold Price **\$600,000** Sold Date **05-Mar-24**Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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