

## 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

10 Noordenne Avenue Seaholme VIC 3018

### 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Seaholme

Period-from

01 Apr 2020

to

31 Mar 2021

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 Noordenne Avenue Seaholme VIC 3018	\$1,030,000	14-Dec-20
9 Jurga Court Seaholme VIC 3018	\$830,000	15-Oct-20
50 Noordenne Avenue Seaholme VIC 3018	\$900,000	11-Nov-20

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.~~

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**4 Noordenne Avenue Seaholme VIC 3018** Sold Price **\$1,030,000** Sold Date **14-Dec-20**

 4  2  2

Distance **0.05km**



**9 Jurga Court Seaholme VIC 3018** Sold Price **\$830,000** Sold Date **15-Oct-20**

 3  1  1

Distance **0.36km**



**50 Noordenne Avenue Seaholme VIC 3018** Sold Price **\$900,000** Sold Date **11-Nov-20**

 3  1  3

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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