Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 St Anthony Court Seabrook, 3028

Indicative selling price

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

Single price	$750,000

Median sale price

Median price	$760,000	Property Type	HOUSE 4 BEDROOM	Suburb	SEABROOK
Period - From	13-Sep-2021	to	12-Sep-2022	Source	Corelogic

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
1	1 Chevy Chase, Seabrook - 4 Bedroom 630m2	$786,500	05-Sep-2022
2	98 Seabrook Boulevard, Seabrook - 3 Bedroom 583m2	$820,000	05-Aug-2022
3	2 Shane Avenue, Seabrook - 4 Bedroom 535m2	$803,000	18-Jul-2022

This statement of information was prepared on 19-Dec-2022 at 11:44:02 AM EST