

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

20 Panorama Drive, Seaspray Vic 3851

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$305,000

Property Type

House

Suburb

Seaspray

Period - From

07/12/2018

to

06/12/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	13 Buckley St SEASPRAY 3851	\$370,000	26/08/2019
2	15 Foreshore Rd SEASPRAY 3851	\$370,000	27/05/2019
3	2311 Shoreline Dr THE HONEYSUCKLES 3851	\$360,000	24/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/12/2019 12:15

Victoria Cook

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Indicative Selling Price

\$375,000

Median House Price

07/12/2018 - 06/12/2019: \$305,000



Property Type: Land

Agent Comments

Comparable Properties



13 Buckley St SEASPRAY 3851 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 26/08/2019

Property Type: House (Res)

Land Size: 759 sqm approx

15 Foreshore Rd SEASPRAY 3851 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 27/05/2019

Property Type: House (Res)

Land Size: 624 sqm approx



2311 Shoreline Dr THE HONEYSUCKLES 3851 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 24/05/2019

Property Type: House (Res)

Land Size: 690 sqm approx