

# 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

23 Irving Street, Seaspray Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$489,000

Property Type

House

Suburb

Seaspray

Period - From

01/07/2021

to

30/06/2022

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	6 Finisterre Dr THE HONEYSUCKLES 3851	\$600,000	08/11/2021
2	4 Finisterre Dr THE HONEYSUCKLES 3851	\$600,000	12/11/2021
3	1 Davies St SEASPRAY 3851	\$596,000	25/08/2021

**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:

16/09/2022 12:42

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**Indicative Selling Price**

\$595,000

**Median House Price**

Year ending June 2022: \$489,000



5 2 1

**Property Type:** House

**Land Size:** 501 sqm approx

Agent Comments

## Comparable Properties

**6 Finisterre Dr THE HONEYSUCKLES 3851 (VG)**

Agent Comments

3 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 08/11/2021

**Property Type:** House (Res)

**Land Size:** 1182 sqm approx



**4 Finisterre Dr THE HONEYSUCKLES 3851 (REI)**

Agent Comments

3 1 4

**Price:** \$600,000

**Method:** Private Sale

**Date:** 12/11/2021

**Property Type:** House

**Land Size:** 1183 sqm approx



**1 Davies St SEASPRAY 3851 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$596,000

**Method:** Private Sale

**Date:** 25/08/2021

**Property Type:** House

**Land Size:** 804 sqm approx