## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	23 Irving Street, Seaspray Vic 3851
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$595,000

#### Median sale price

Median price \$489,000	Property T	ype House	Suburk	Seaspray
Period - From 01/07/2021	to 30/06/2	2022 So	ource 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

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



Date of sale

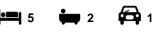


Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$595,000

**Median House Price** Year ending June 2022: \$489,000





Property Type: House Land Size: 501 sqm approx **Agent Comments** 

# Comparable Properties

6 Finisterre Dr THE HONEYSUCKLES 3851

(VG)





Price: \$600.000 Method: Sale Date: 08/11/2021

Property Type: House (Res) Land Size: 1182 sqm approx **Agent Comments** 



(REI)

**=**3





Price: \$600,000 Method: Private Sale Date: 12/11/2021 Property Type: House Land Size: 1183 sqm approx **Agent Comments** 



1 Davies St SEASPRAY 3851 (REI/VG)

Agent Comments



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



