

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

80 Main Road Seaspray 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$299,000

or range between

&

Median sale price

Median price \$310,000

Property type House

Suburb Seaspray

Period - From 17/03/2021

Source REIV

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

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. 23 Shoreline Drive Seaspray	\$330,000	04/01/2021
2. 20 Ellen Avenue Seaspray	\$250,000	19/01/2021
3. 77 Main Road Seaspray	\$249,000	17/12/2020

This Statement of Information was prepared on: 17 March 2021