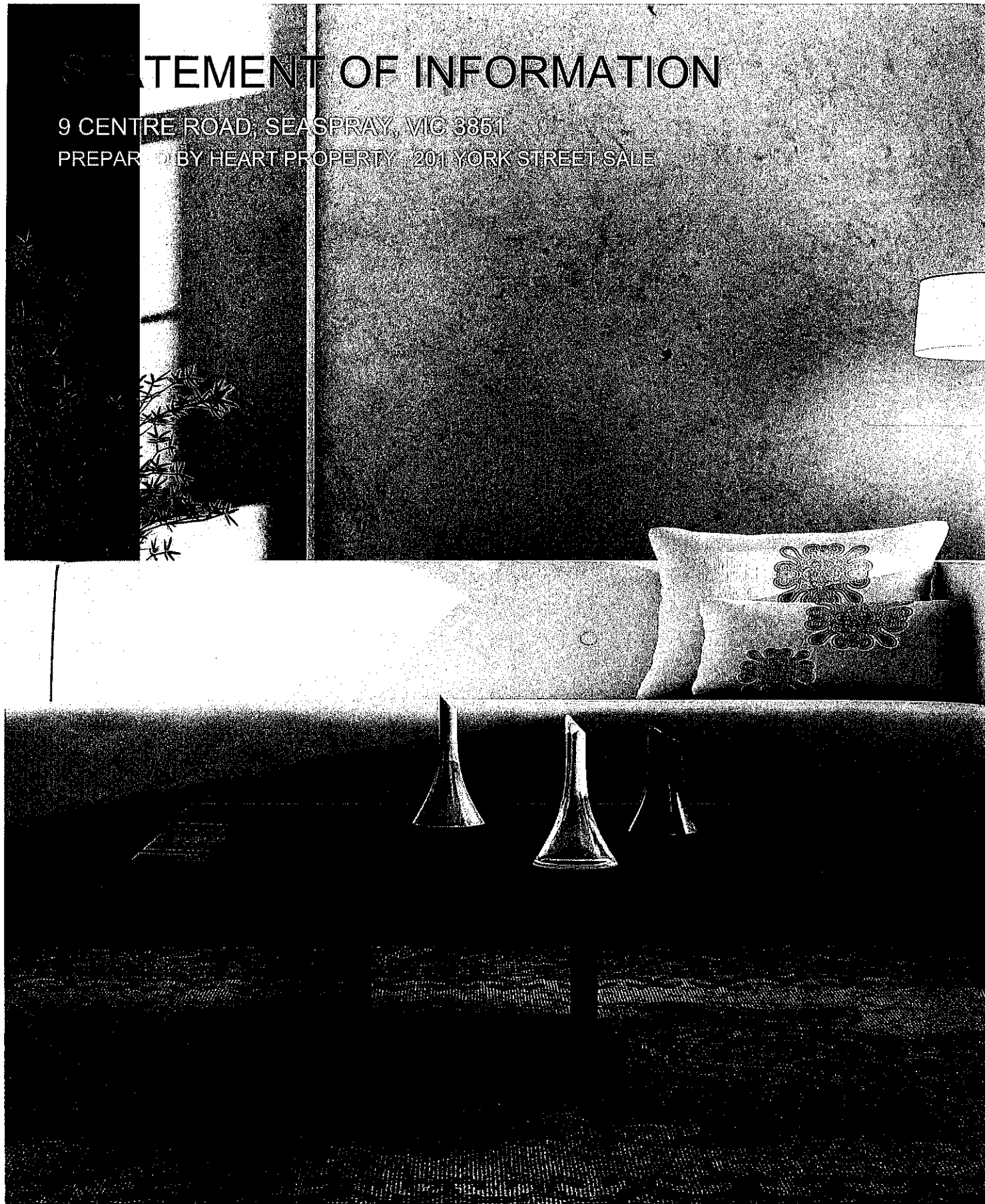


STATEMENT OF INFORMATION

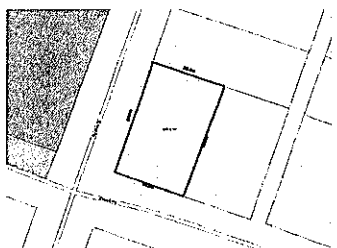
9 CENTRE ROAD, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CENTRE ROAD, SEASPRAY, VIC 3851

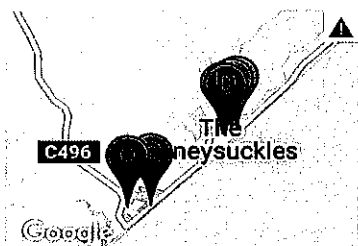
- -

Indicative Selling Price

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

Price Range: **\$262,000 to \$290,000**

MEDIAN SALE PRICE



SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

\$169,500

01 October 2016 to 30 September 2017

Provided by:

COMPARABLE PROPERTIES

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.



2332 SHORELINE DR, THE HONEYSUCKLES,

3 1 1

Sale Price

\$275,000

Sale Date: 13/01/2017

Distance from Property: 3.6km



2310 SHORELINE DR, THE HONEYSUCKLES,

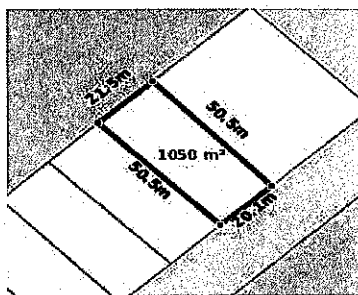
3 1 2

Sale Price

\$265,000

Sale Date: 27/04/2017

Distance from Property: 3.8km



55 SHORELINE DR, SEASPRAY, VIC 3851

3 - -

Sale Price

\$290,000

Sale Date: 22/06/2017

Distance from Property: 642m



This report has been compiled on 27/11/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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9 AZORES CRT, THE HONEYSUCKLES, VIC 3851  3  1  2

Sale Price

\$280,000

Sale Date: 24/08/2017

Distance from Property: 3.4km



1 GRENFELL DR, THE HONEYSUCKLES, VIC  3  1  2

Sale Price

***\$297,500**

Sale Date: 11/10/2017

Distance from Property: 3.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 9 CENTRE ROAD, SEASPRAY, VIC 3851

Indicative selling price

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

Price Range: \$262,000 to \$290,000

Median sale price

Median price \$169,500

House ☒

Unit ☐

Suburb SEASPRAY

Period 01 October 2016 to 30 September 2017

Source 

Comparable property sales

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
2332 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$275,000	13/01/2017
2310 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$265,000	27/04/2017
55 SHORELINE DR, SEASPRAY, VIC 3851	\$290,000	22/06/2017
9 AZORES CRT, THE HONEYSUCKLES, VIC 3851	\$280,000	24/08/2017

1 GRENFELL DR, THE HONEYSUCKLES, VIC 3851	*\$297,500	11/10/2017
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