

# 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

32 Bearup Street, Seaspray Vic 3851

### Indicative selling price

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

Single price

\$525,000

### Median sale price

Median price

\$467,500

Property Type

House

Suburb

Seaspray

Period - From

04/09/2023

to

03/09/2024

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	7 Shoreline Dr SEASPRAY 3851	\$540,000	28/05/2024
2	75 Mclachlan St THE HONEYSUCKLES 3851	\$520,000	09/06/2023
3	8 Macassar Cr THE HONEYSUCKLES 3851	\$560,659	27/04/2023

**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:

04/09/2024 17:24

Brett Glover  
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**Indicative Selling Price**  
\$525,000

**Median House Price**  
04/09/2023 - 03/09/2024: \$467,500



3   1   1

**Property Type:** House  
**Land Size:** 455 sqm approx  
**Agent Comments**

## Comparable Properties



**7 Shoreline Dr SEASPRAY 3851 (REI/VG)**

**Agent Comments**

3   1   4

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 28/05/2024  
**Property Type:** House  
**Land Size:** 1033 sqm approx



**75 McLachlan St THE HONEYSUCKLES 3851 (REI/VG)**

**Agent Comments**

3   1   4

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 09/06/2023  
**Property Type:** House  
**Land Size:** 771 sqm approx

**8 Macassar Cr THE HONEYSUCKLES 3851 (VG)**

**Agent Comments**

3   -   -

**Price:** \$560,659  
**Method:** Sale  
**Date:** 27/04/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx