### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	14 Buckley Street, Seaspray Vic 3851
Including suburb or	
locality and postcode	

#### Indicative selling price

Property offered for sale

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

Single price \$949,000

#### Median sale price

Median price	\$540,000	Pro	perty Type	House		Suburb	Seaspray
Period - From	28/02/2024	to	27/02/2025		Source	Property	/ Data

#### 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 eighteen 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	49 Foreshore Rd SEASPRAY 3851	\$900,000	08/03/2024
2			

#### OR

3

**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 eighteen months.

This Statement of Information was prepared on:	28/02/2025 11:53



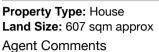


Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

> Indicative Selling Price \$949,000

**Median House Price** 28/02/2024 - 27/02/2025: \$540,000







## Comparable Properties



49 Foreshore Rd SEASPRAY 3851 (REI/VG)

4 4

2

3

**Agent Comments** 

Price: \$900,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 639 sqm approx

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 eighteen months.

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



