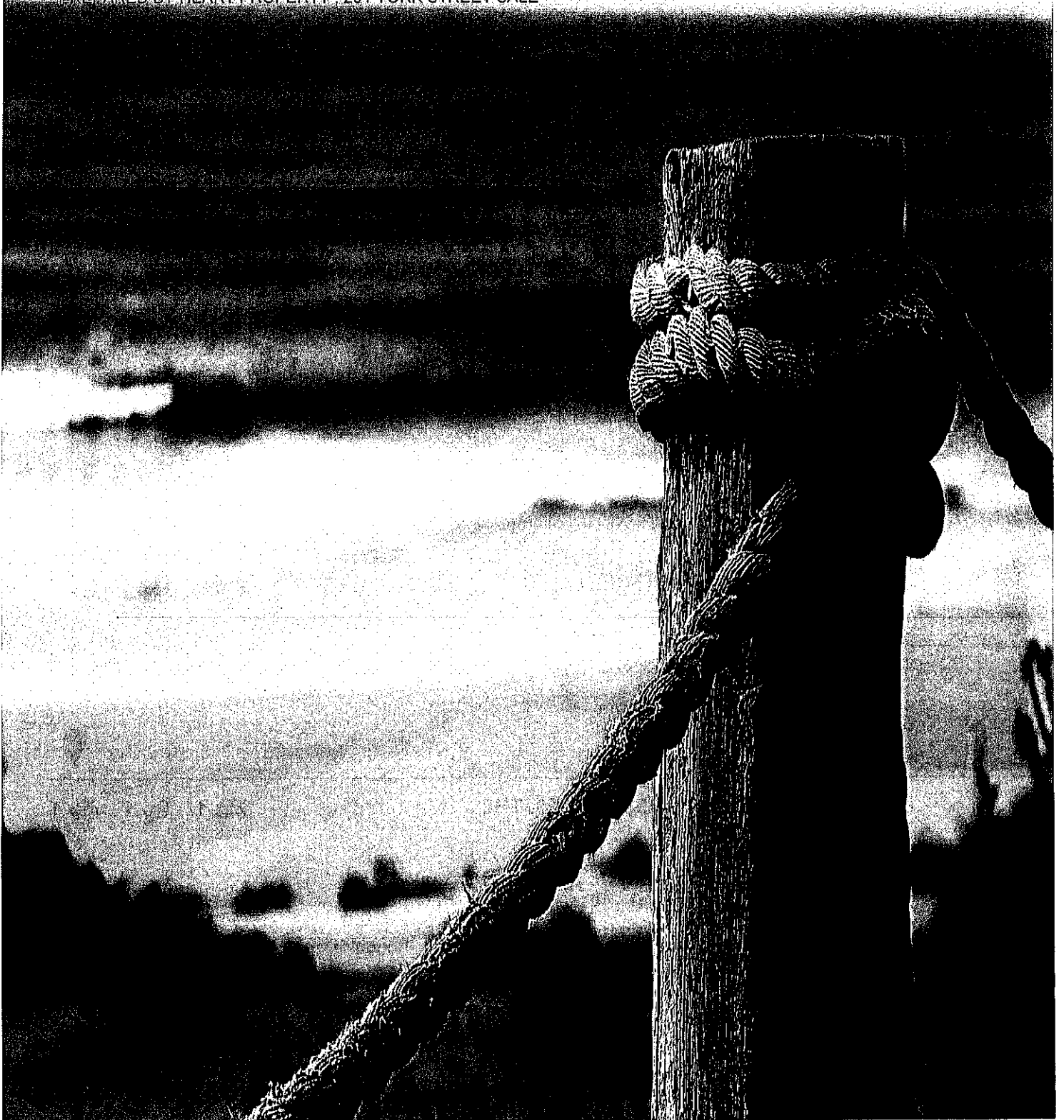


STATEMENT OF INFORMATION

1 DAVIES STREET, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 DAVIES STREET, SEASPRAY, VIC 3851

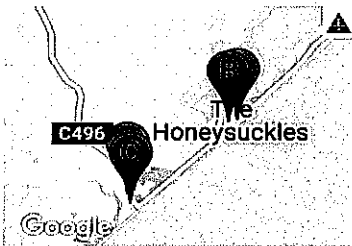
 -  -  -

Indicative Selling Price

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

Price Range: \$94,000 to \$104,000

MEDIAN SALE PRICE




SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

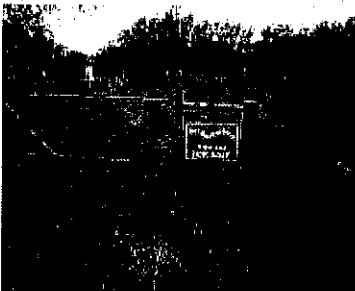
\$241,500

01 April 2017 to 31 March 2018

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.



10 FINISTERRE DR, THE HONEYSUCKLES,

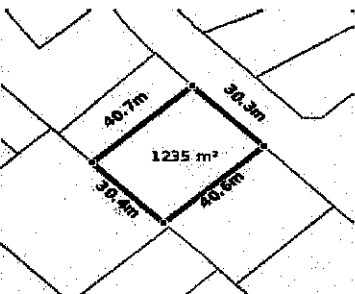
 -  -  -

Sale Price

\$108,000

Sale Date: 19/07/2016

Distance from Property: 3.7km



34 MACASSAR CRES, THE

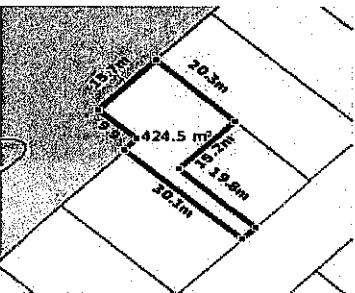
 1  1  1

Sale Price

\$100,000

Sale Date: 13/08/2016

Distance from Property: 3.5km



13 IRVING ST, SEASPRAY, VIC 3851

 -  -  -

Sale Price

\$90,000

Sale Date: 02/09/2016

Distance from Property: 323m



This report has been compiled on 22/05/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 1 DAVIES STREET, SEASPRAY, VIC 3851


Indicative selling price

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

Price Range: \$94,000 to \$104,000

Median sale price

Median price \$241,500 House ☒ Unit ☐ Suburb SEASPRAY

Period 01 April 2017 to 31 March 2018 Source 

Comparable property sales

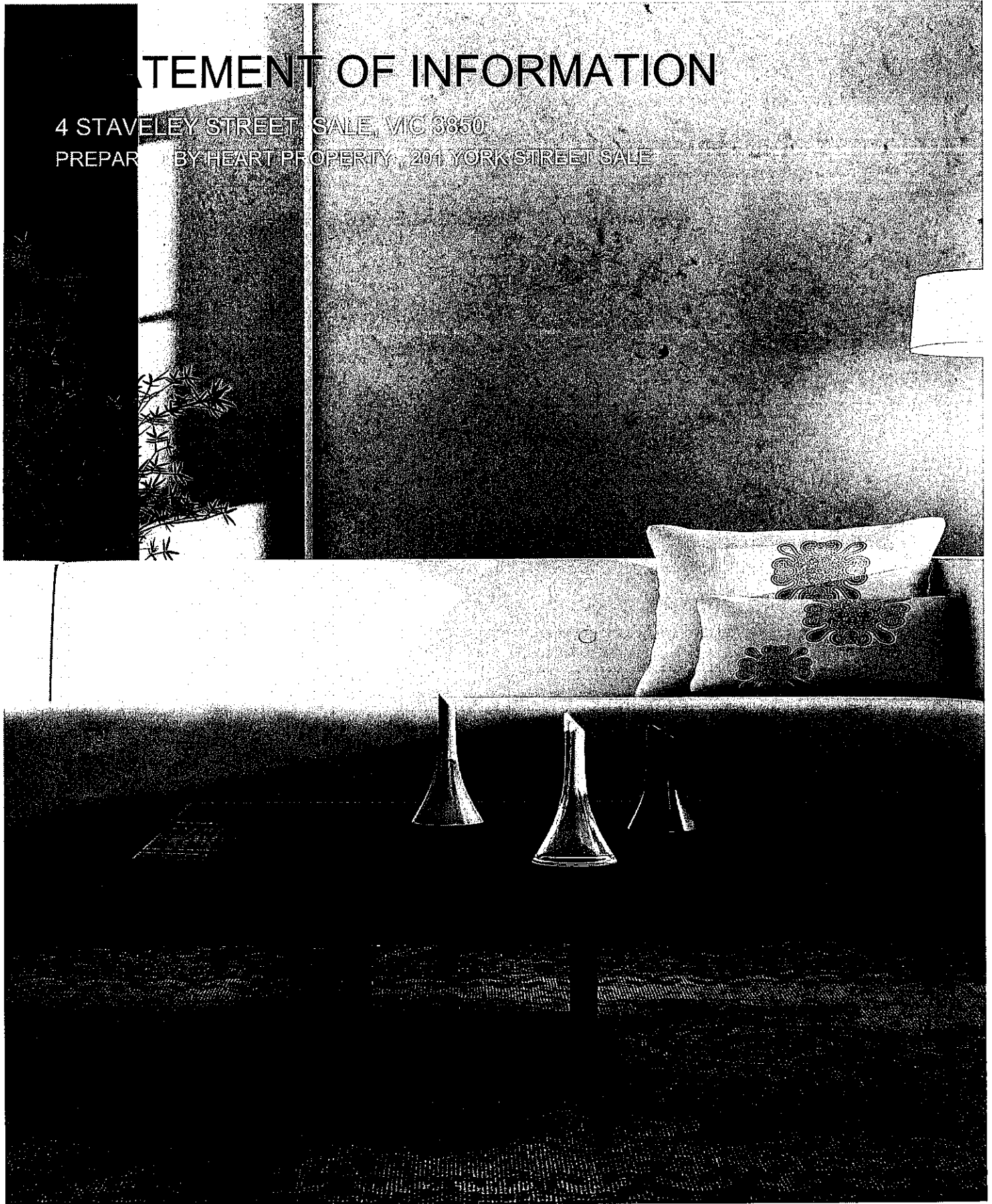
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 FINISTERRE DR, THE HONEYSUCKLES, VIC 3851	\$108,000	19/07/2016
34 MACASSAR CRES, THE HONEYSUCKLES, VIC 3851	\$100,000	13/08/2016
13 IRVING ST, SEASPRAY, VIC 3851	\$90,000	02/09/2016

STATEMENT OF INFORMATION

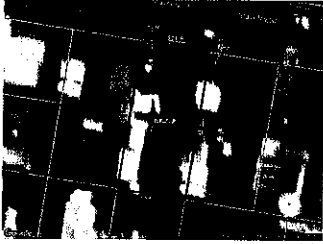
4 STAVELEY STREET, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 STAVELEY STREET, SALE, VIC 3850

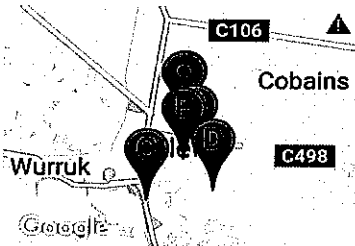
 3  1  3

Indicative Selling Price

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

Price Range: \$242,000 to \$267,000

MEDIAN SALE PRICE




SALE, VIC, 3850

Suburb Median Sale Price (House)

\$302,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

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.



7 STAVELEY ST, SALE, VIC 3850

 3  2  1

Sale Price

\$255,000

Sale Date: 22/01/2018

Distance from Property: 45m



194 GUTHRIDGE PDE, SALE, VIC 3850

 3  1  4

Sale Price

\$255,000

Sale Date: 19/01/2018

Distance from Property: 1.1km



2 YORK ST, SALE, VIC 3850

 3  1  2

Sale Price

\$255,000

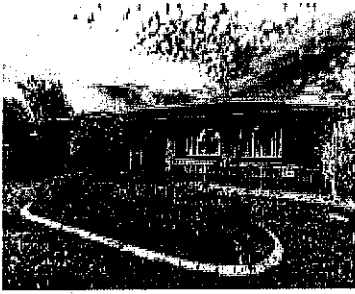
Sale Date: 20/11/2017

Distance from Property: 2.5km



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50 PATTEN ST, SALE, VIC 3850

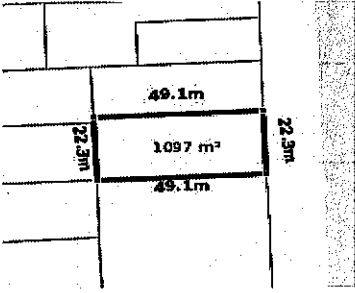
3 1 2

Sale Price

\$247,500

Sale Date: 10/11/2017

Distance from Property: 2.2km



65 PALMERSTON ST, SALE, VIC 3850

3 - -

Sale Price

\$260,000

Sale Date: 16/10/2017

Distance from Property: 1.1km



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 4 STAVELEY STREET, SALE, VIC 3850


Indicative selling price

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

Price Range: \$242,000 to \$267,000

Median sale price

Median price \$302,000 House ☒ Unit ☐ Suburb SALE

Period 01 April 2017 to 31 March 2018 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
7 STAVELEY ST, SALE, VIC 3850	\$255,000	22/01/2018
194 GUTHRIDGE PDE, SALE, VIC 3850	\$255,000	19/01/2018
2 YORK ST, SALE, VIC 3850	\$255,000	20/11/2017
50 PATTEN ST, SALE, VIC 3850	\$247,500	10/11/2017

65 PALMERSTON ST, SALE, VIC 3850	\$260,000	16/10/2017
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