

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

14 Buckley Street, Seaspray Vic 3851

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$525,000

Property Type House

Suburb Seaspray

Period - From 31/03/2024

to 30/03/2025

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			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

31/03/2025 16:19

14 Buckley Street, Seaspray Vic 3851



Sarah Bedggood
5144 4333
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Indicative Selling Price
\$895,000

Median House Price
31/03/2024 - 30/03/2025: \$525,000



5 1 0

Property Type: House
Land Size: 607 sqm approx
Agent Comments

Comparable Properties



49 Foreshore Rd SEASPRAY 3851 (REI/VG)

Agent Comments

4 2 3

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



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