

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

103 Seacombe Landing Road, Seacombe Vic 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$399,950

Median sale price*

Median price House Unit Suburb or locality Seacombe

Period - From to Source

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		
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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$399,950

No median price available



Rooms:

Property Type:

Agent Comments



Comparable Properties



232 Seacombe Landing Rd SEACOMBE 3851 (REI/VG)

Agent Comments

3 2 14

Price: \$160,000

Method: Private Sale

Date: 03/03/2017

Rooms: 7

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 12141 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.