

STATEMENT OF INFORMATION

32 ELLEN AVENUE, SEASPRAY, VIC 3851

PREPARED BY MARK HURST, HEART PROPERTY, PHONE: 0409 442 532



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 ELLEN AVENUE, SEASPRAY, VIC 3851  3  1  2

Indicative Selling Price

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

Price Range: \$183,000 to \$202,000

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE



SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

\$155,500

01 October 2016 to 30 September 2017

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.



38 ELLEN AVE, SEASPRAY, VIC 3851  3  1  1

Sale Price

\$179,000

Sale Date: 24/11/2016

Distance from Property: 43m



20 MAIN RD, SEASPRAY, VIC 3851  3  1  2

Sale Price

\$190,000

Sale Date: 04/01/17



22 DAVIES ST, SEASPRAY, VIC 3851  3  1  2

Sale Price

\$175,000

Sale Date: 21/01/17



This report has been compiled on 05/10/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Sale Date 7/31/2010

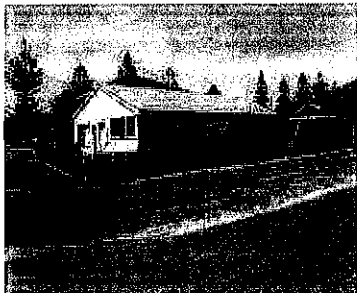
Distance from Property: 5'3-6'



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File Date: 04/09/2015

As a free (non-Proprietary) E-Book



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Sale D Co. 17-1329-1

Distance from Property = 2000'



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 32 ELLEN AVENUE, SEASPRAY, VIC 3851

Indicative selling price

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

Price Range: \$183,000 to \$202,000

Median sale price

Median price \$155,500

House

☒

Unit

☐

Suburb

SEASPRAY

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

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
38 ELLEN AVE, SEASPRAY, VIC 3851	\$179,000	24/11/2016
20 MAIN RD, SEASPRAY, VIC 3851	\$190,000	05/08/2016
22 DAVIES ST, SEASPRAY, VIC 3851	\$175,000	09/02/2016
15 HANSEN ST, SEASPRAY, VIC 3851	\$205,000	27/01/2016

12 MAFFRA ST, THE HONEYSUCKLES, VIC 3851	\$193,000	04/10/2015
40 BEARUP ST, SEASPRAY, VIC 3851	\$212,000	27/10/2016