

# 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

1 Davies Street, Seaspray Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$260,000

Property Type

House

Suburb

Seaspray

Period - From

20/05/2020

to

19/05/2021

Source

REIV

### 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 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
1	15 Mclachlan St THE HONEYSUCKLES 3851	\$555,000	06/03/2021
2	19 Mandalay Dr THE HONEYSUCKLES 3851	\$520,000	10/03/2020
3	43 Shoreline Dr SEASPRAY 3851	\$515,000	05/12/2019

**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 18 months.~~

This Statement of Information was prepared on:

20/05/2021 16:51

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$595,000

**Median House Price**

20/05/2020 - 19/05/2021: \$260,000



**Property Type:** Land

**Land Size:** 804 sqm approx

Agent Comments

## Comparable Properties



**15 Mclachlan St THE HONEYSUCKLES 3851 (VG)**

Agent Comments



**Price:** \$555,000

**Method:** Sale

**Date:** 06/03/2021

**Property Type:** House (Res)

**Land Size:** 639 sqm approx

**19 Mandalay Dr THE HONEYSUCKLES 3851 (VG)**

Agent Comments



**Price:** \$520,000

**Method:** Sale

**Date:** 10/03/2020

**Property Type:** House (Res)

**Land Size:** 2415 sqm approx

**43 Shoreline Dr SEASPRAY 3851 (VG)**

Agent Comments



**Price:** \$515,000

**Method:** Sale

**Date:** 05/12/2019

**Property Type:** House (Res)

**Land Size:** 1011 sqm approx