Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1 Davies Street, Seaspray Vic 3851
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$2	260,000	Pro	perty Type	House		Suburb	Seaspray
Period - From 20)/05/2020 t	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

	Address of comparable property		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



Date of sale



Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

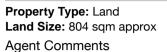
> **Indicative Selling Price** \$595,000

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











Comparable Properties



15 Mclachlan St THE HONEYSUCKLES 3851

(VG)







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)

= 3





Price: \$520,000 Method: Sale Date: 10/03/2020

Property Type: House (Res) Land Size: 2415 sqm approx

43 Shoreline Dr SEASPRAY 3851 (VG)

└─ 4





Price: \$515,000 Method: Sale Date: 05/12/2019

Property Type: House (Res) Land Size: 1011 sqm approx Agent Comments

Agent Comments

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



