

# STATEMENT OF INFORMATION

22 DAVIES STREET, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



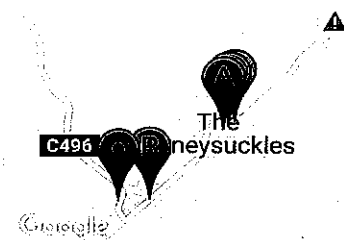
**22 DAVIES STREET, SEASPRAY, VIC 3851** 4 1 2

Indicative Selling Price

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

Price Range: **\$264,000 to \$291,000**

## MEDIAN SALE PRICE



**SEASPRAY, VIC, 3851**

Suburb Median Sale Price (House)

**\$160,000**

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale at 22 Davies Street, Seaspray, VIC 3851. The agent's representative considers them to be most comparable to the property for sale.

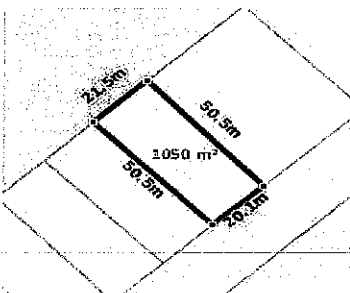


**9 AZORES CRT, THE HONEYSUCKLES, VIC 3851** 4 1 2

Sale Price

**\*\$280,000**

Completed 2016



**55 SHORELINE DR, SEASPRAY, VIC 3851** 3 - -

Sale Price

**\$290,000**

Completed 2016



**2310 SHORELINE DR, THE HONEYSUCKLES,** 3 1 2

Sale Price

**\$265,000**

Completed 2016

This report has been compiled on 14/09/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



2332 SHORELINE DR, THE HONEYSUCKLES,



3



1



1

Sale Price

**\$275,000**

100% settled 12/11/2017

2332 SHORELINE DR, THE HONEYSUCKLES,  
MURDOCH, VIC 3150



## 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 22 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)

Price Range: \$264,000 to \$291,000

#### Median sale price

Median price \$160,000

House

☒

Unit

Suburb

SEASPRAY

Period

01 July 2016 to 30 June 2017

Source



#### 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
9 AZORES CRT, THE HONEYSUCKLES, VIC 3851	*\$280,000	01/09/2017
55 SHORELINE DR, SEASPRAY, VIC 3851	\$290,000	22/06/2017
2310 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$265,000	27/04/2017
2332 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$275,000	13/01/2017