

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

17 Davies Street, Seaspray Vic 3851

Indicative selling price

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

Single price \$439,500

Median sale price

Median price \$465,000

Property Type House

Suburb Seaspray

Period - From 14/12/2022

to 13/12/2023

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 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	4 Government Rd SEASPRAY 3851	\$465,000	25/05/2023
2	55 Shoreline Dr SEASPRAY 3851	\$460,000	17/10/2023
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.

This Statement of Information was prepared on:

14/12/2023 09:41

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$439,500

Median House Price
14/12/2022 - 13/12/2023: \$465,000



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Property Type: House (Res)
Land Size: 796 sqm approx
[Agent Comments](#)

Comparable Properties



4 Government Rd SEASPRAY 3851 (REI/VG) [Agent Comments](#)

2 1 3

Price: \$465,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 607 sqm approx



55 Shoreline Dr SEASPRAY 3851 (REI) [Agent Comments](#)

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Price: \$460,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 1010 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.

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