

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

26 Davies Street, Seaspray Vic 3851

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$360,000

Property Type

House

Suburb

Seaspray

Period - From

11/09/2019

to

10/09/2020

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	18 Fatcher St SEASPRAY 3851	\$330,000	28/04/2020
2	3 Maffra St THE HONEYSUCKLES 3851	\$295,000	30/07/2020
3	22 Ellen Av SEASPRAY 3851	\$265,000	23/05/2019

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:

11/09/2020 15:38

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Indicative Selling Price

\$260,000

Median House Price

11/09/2019 - 10/09/2020: \$360,000



Property Type: Separate House
and Curtilage

Agent Comments

Comparable Properties

18 Futcher St SEASPRAY 3851 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 28/04/2020

Property Type: House (Res)

Land Size: 586 sqm approx

3 Maffra St THE HONEYSUCKLES 3851 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 30/07/2020

Property Type: House (Res)

Land Size: 1365 sqm approx



22 Ellen Av SEASPRAY 3851 (VG)

Agent Comments



Price: \$265,000

Method: Sale

Date: 23/05/2019

Property Type: House (Res)

Land Size: 600 sqm approx