Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$535,000

Property offered for sale

Address	23 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	\$499,000

43 Main Rd SEASPRAY 3851

Median sale price

Median price \$465,000	Pro	operty Type Hou	use	Suburb	Seaspray
Period - From 12/01/2023	to	11/01/2024	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	1 Davies St SEASPRAY 3851	\$610,000	05/04/2023
2	23 Irving St SEASPRAY 3851	\$585,000	20/10/2022

OR

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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:	12/01/2024 15:37



17/11/2022



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$499,000

Median House Price 12/01/2023 - 11/01/2024: \$465,000



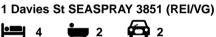


Agent Comments



Comparable Properties







Agent Comments



Price: \$610,000 Method: Private Sale Date: 05/04/2023 Property Type: House Land Size: 804 sqm approx



23 Irving St SEASPRAY 3851 (REI/VG)







Agent Comments





43 Main Rd SEASPRAY 3851 (REI/VG)

— 3





Price: \$535,000 Method: Private Sale Date: 17/11/2022 Property Type: House Land Size: 661 sqm approx Agent Comments

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



