

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

23 Davies Street, Seaspray Vic 3851

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$465,000

Property Type

House

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
3	43 Main Rd SEASPRAY 3851	\$535,000	17/11/2022

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:

12/01/2024 15:37

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Indicative Selling Price

\$499,000

Median House Price

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



4 2 0

Property Type: House

Agent Comments

Comparable Properties



1 Davies St SEASPRAY 3851 (REI/VG)

Agent Comments

4 2 2

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

5 2 1

Price: \$585,000

Method: Private Sale

Date: 20/10/2022

Property Type: House

Land Size: 501 sqm approx



43 Main Rd SEASPRAY 3851 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 661 sqm approx

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