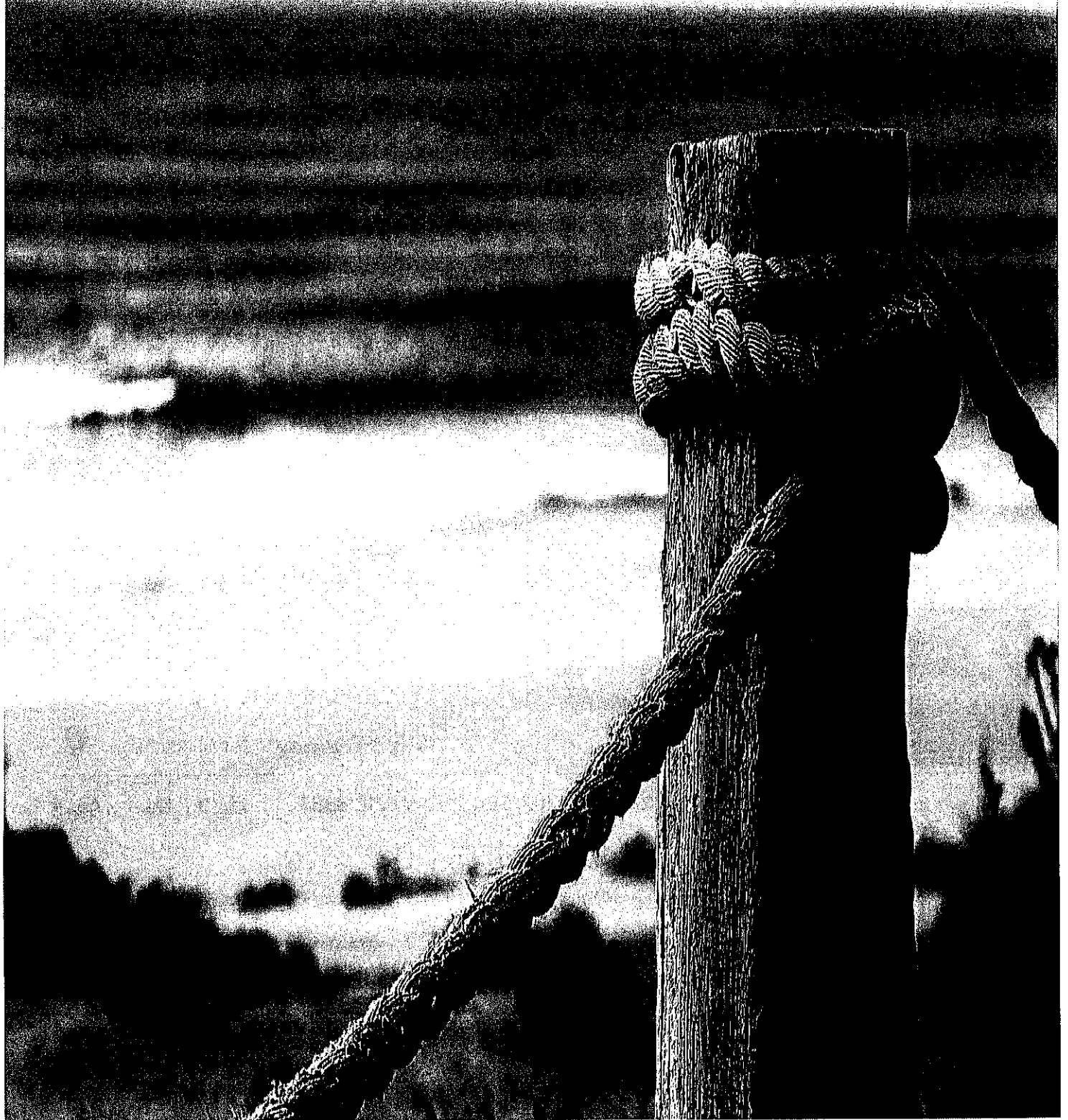


STATEMENT OF INFORMATION

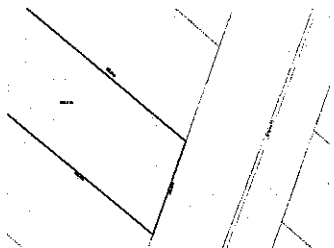
21 DAVIES STREET, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



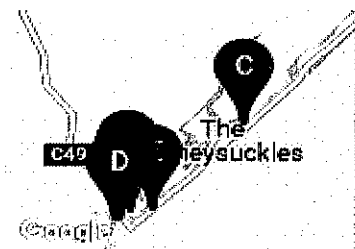
21 DAVIES STREET, SEASPRAY, VIC 3851  2  -  -

Indicative Selling Price

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

Price Range: \$165,000 to \$182,000

MEDIAN SALE PRICE




SEASPRAY, VIC, 3851

Suburb Median Sale Price (Vacant Land)

\$120,000

01 April 2018 to 31 March 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



31 GOVERNMENT RD, SEASPRAY, VIC 3851  3  1  -

Sale Price

\$180,000

Sale Date: 20/03/2018

Distance from Property: 374m



25 GOVERNMENT RD, SEASPRAY, VIC 3851  3  1  4

Sale Price

\$182,000

Sale Date: 05/02/2018

Distance from Property: 365m



34 MANDALAY DR, THE HONEYSUCKLES, VIC  2  1  1

Sale Price

\$170,000

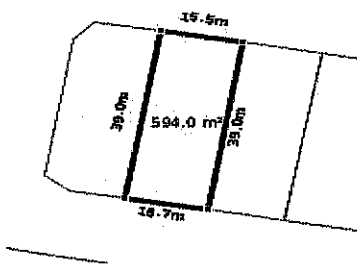
Sale Date: 29/06/2018

Distance from Property: 4.1km



This report has been compiled on 09/04/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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23 GOVERNMENT RD, SEASPRAY, VIC 3851

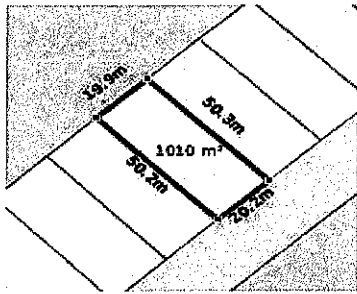
3 - -

Sale Price

\$150,000

Sale Date: 04/02/2019

Distance from Property: 365m



45 SHORELINE DR, SEASPRAY, VIC 3851

3 - -

Sale Price

\$160,000

Sale Date: 19/09/2018

Distance from Property: 864m



71 MAIN RD, SEASPRAY, VIC 3851

3 1 1

Sale Price

\$191,000

Sale Date: 09/05/2018

Distance from Property: 407m



65 MAIN RD, SEASPRAY, VIC 3851

3 1 2

Sale Price

\$175,000

Sale Date: 26/02/2018

Distance from Property: 376m



32 ELLEN AVE, SEASPRAY, VIC 3851

3 1 2

Sale Price

\$175,000

Sale Date: 29/11/2017

Distance from Property: 358m





27 MAIN RD, SEASPRAY, VIC 3851

3 1 1

Sale Price

\$150,000

Sale Date: 10/04/2017

Distance from Property: 97m



8 NEWTON ST, SEASPRAY, VIC 3851

4 1 2

Sale Price

\$200,000

Sale Date: 20/06/2018

Distance from Property: 267m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 DAVIES STREET, SEASPRAY, VIC 3851

Indicative selling price

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

Price Range: \$165,000 to \$182,000

Median sale price

Median price

\$120,000

House

Unit

Suburb

SEASPRAY

Period

01 April 2018 to 31 March 2019

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

31 GOVERNMENT RD, SEASPRAY, VIC 3851	\$180,000	20/03/2018
25 GOVERNMENT RD, SEASPRAY, VIC 3851	\$182,000	05/02/2018
34 MANDALAY DR, THE HONEYSUCKLES, VIC 3851	\$170,000	29/06/2018

23 GOVERNMENT RD, SEASPRAY, VIC 3851	\$150,000	04/02/2019
45 SHORELINE DR, SEASPRAY, VIC 3851	\$160,000	19/09/2018
71 MAIN RD, SEASPRAY, VIC 3851	\$191,000	09/05/2018
65 MAIN RD, SEASPRAY, VIC 3851	\$175,000	26/02/2018
32 ELLEN AVE, SEASPRAY, VIC 3851	\$175,000	29/11/2017
27 MAIN RD, SEASPRAY, VIC 3851	\$150,000	10/04/2017
8 NEWTON ST, SEASPRAY, VIC 3851	\$200,000	20/06/2018