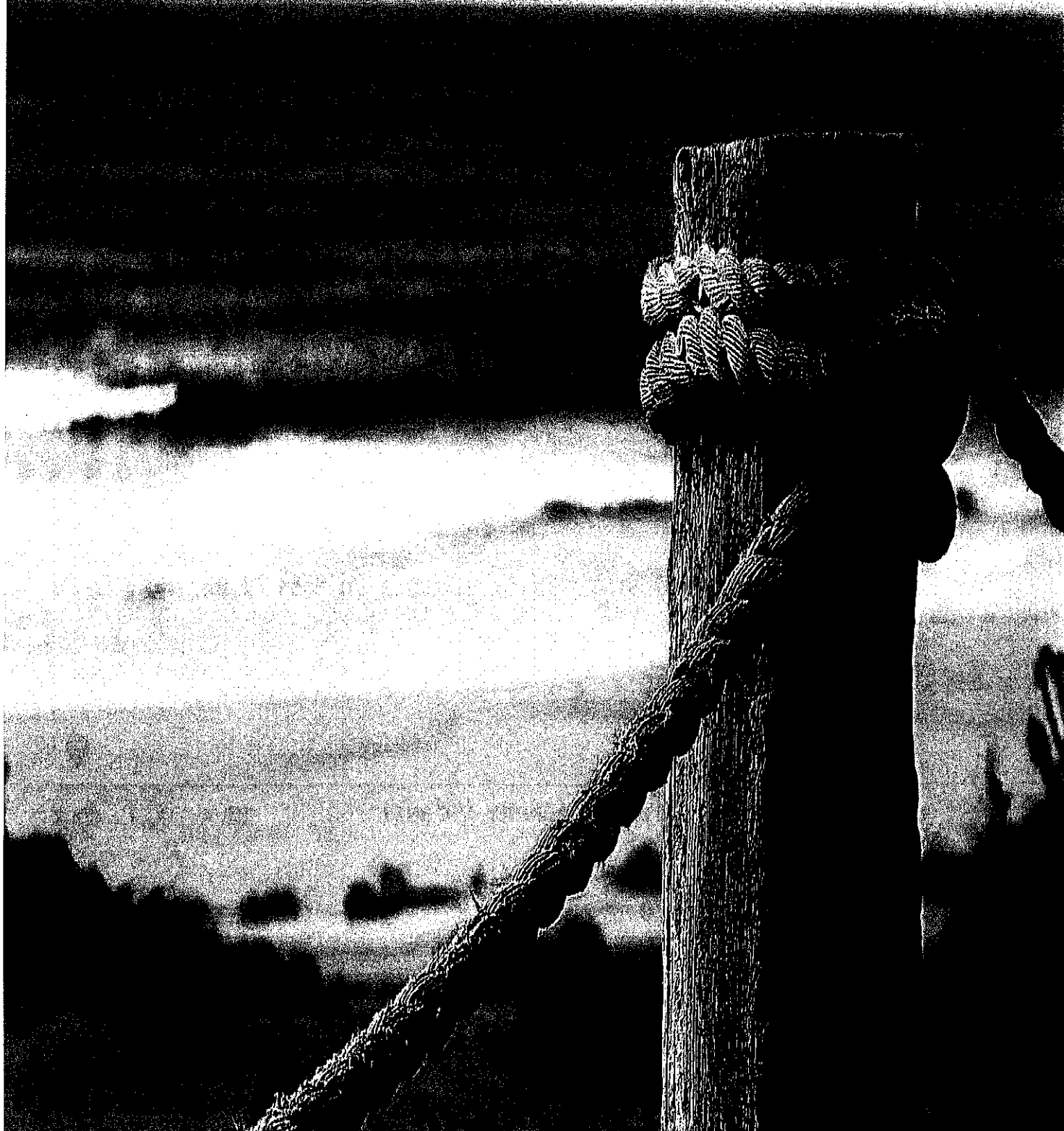


STATEMENT OF INFORMATION

3 CATTON STREET, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



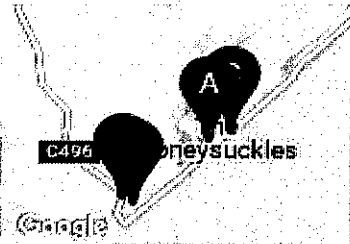
3 CATTON STREET, SEASPRAY, VIC 3851  3  1  1

Indicative Selling Price

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

Price Range: **\$274,000 to \$301,000**

MEDIAN SALE PRICE




SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

\$352,500

01 April 2019 to 31 March 2020

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.



6 MAFFRA ST, THE HONEYSUCKLES, VIC 3851  4  1  2

Sale Price

\$315,000

Sale Date: 16/01/2020

Distance from Property: 2.8km



22 ELLEN AVE, SEASPRAY, VIC 3851  4  1  2

Sale Price

\$265,000

Sale Date: 23/05/2019

Distance from Property: 401m



25 FINISTERRE DR, THE HONEYSUCKLES, VIC  2  2  2

Sale Price

\$285,000

Sale Date: 15/02/2020

Distance from Property: 3.4km



This report has been compiled on 18/06/2020 by Heart Property . Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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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.

Property offered for sale

Address
Including suburb and

3 CATTON STREET, SEASPRAY, VIC 3851

Indicative selling price

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

Price Range: \$274,000 to \$301,000

Median sale price

Median price \$352,500

Property type

House

Suburb

SEASPRAY

Period

01 April 2019 to 31 March 2020

Source

pricefinder

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

6 MAFFRA ST, THE HONEYSUCKLES, VIC 3851	\$315,000	16/01/2020
22 ELLEN AVE, SEASPRAY, VIC 3851	\$265,000	23/05/2019
25 FINISTERRE DR, THE HONEYSUCKLES, VIC 3851	\$285,000	15/02/2020

This Statement of Information was prepared

18/06/2020

