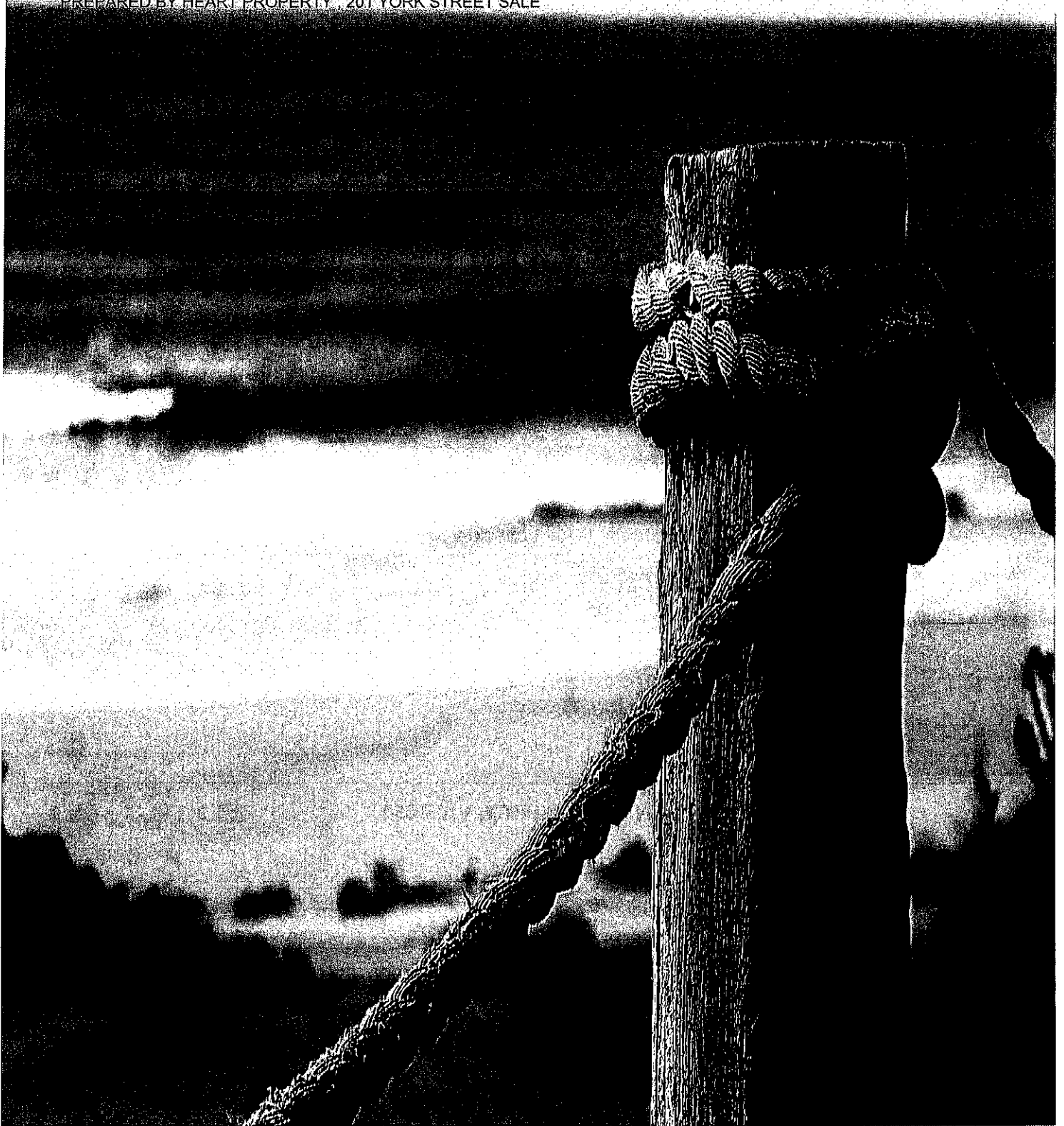


STATEMENT OF INFORMATION

8 NEWTON STREET, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



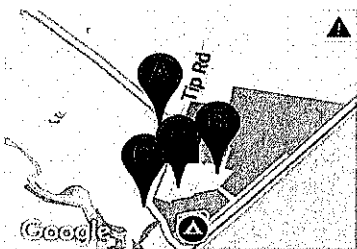
8 NEWTON STREET, SEASPRAY, VIC 3851  4  1  2

Indicative Selling Price

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

Price Range: \$197,000 to \$218,000

MEDIAN SALE PRICE



SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

\$241,500

01 April 2017 to 31 March 2018

Provided by: 

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.



32 ELLEN AVE, SEASPRAY, VIC 3851  3  1  2

Sale Price

\$175,000

Sale Date: 29/11/2017

Distance from Property: 474m 



3 CATTON ST, SEASPRAY, VIC 3851  3  1  1

Sale Price

\$215,000

Sale Date: 02/10/2017

Distance from Property: 279m 



4 GOVERNMENT RD, SEASPRAY, VIC 3851  2  1  4

Sale Price

\$233,000

Sale Date: 26/07/2017

Distance from Property: 273m 

This report has been compiled on 25/05/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

8 NEWTON STREET, SEASPRAY, VIC 3851

Indicative selling price

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

Price Range: \$197,000 to \$218,000

Median sale price

Median price

\$241,500

House

☒

Unit

☐

Suburb

SEASPRAY

Period

01 April 2017 to 31 March 2018

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
32 ELLEN AVE, SEASPRAY, VIC 3851	\$175,000	29/11/2017
3 CATTON ST, SEASPRAY, VIC 3851	\$215,000	02/10/2017
4 GOVERNMENT RD, SEASPRAY, VIC 3851	\$233,000	26/07/2017

