

# 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

14 Davies Street, Seaspray Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$225,000

&

\$247,500

### Median sale price

Median price \$335,000

Property Type House

Suburb Seaspray

Period - From 21/12/2020

to

20/12/2021

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	17 Davies St SEASPRAY 3851	\$250,000	19/11/2020
2	77 Main Rd SEASPRAY 3851	\$249,000	26/11/2020
3	7 Davies St SEASPRAY 3851	\$235,000	06/11/2020

**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:

21/12/2021 16:44

14 Davies Street, Seaspray Vic 3851

**GRAHAM CHALMER**  
PTY. LTD.

Ferg Horan

5144 4333

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fhoran@chalmer.com.au

**Indicative Selling Price**

\$225,000 - \$247,500

**Median House Price**

21/12/2020 - 20/12/2021: \$335,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 647 sqm approx

**Agent Comments**

## Comparable Properties



**17 Davies St SEASPRAY 3851 (VG)**

**Agent Comments**



**Price:** \$250,000

**Method:** Sale

**Date:** 19/11/2020

**Property Type:** House (Res)

**Land Size:** 796 sqm approx



**77 Main Rd SEASPRAY 3851 (VG)**

**Agent Comments**



**Price:** \$249,000

**Method:** Sale

**Date:** 26/11/2020

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**7 Davies St SEASPRAY 3851 (REI)**

**Agent Comments**



**Price:** \$235,000

**Method:** Private Sale

**Date:** 06/11/2020

**Rooms:** 4

**Property Type:** House

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



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