

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

1/3 Irving Street, Seaspray Vic 3851

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$487,500

Property Type House

Suburb Seaspray

Period - From 02/12/2023

to 01/12/2024

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 | 32 Bearup St SEASPRAY 3851 | \$500,000 | 19/11/2024 |
| 2 | 7 Shoreline Dr SEASPRAY 3851 | \$540,000 | 28/05/2024 |
| 3 | 75 Mclachlan St THE HONEYSUCKLES 3851 | \$520,000 | 09/06/2023 |

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:

02/12/2024 09:26

1/3 Irving Street, Seaspray Vic 3851

GRAHAM CHALMER
PTY. LTD.

Sarah Bedggood

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sarahb@chalmer.com.au

Indicative Selling Price

\$549,000

Median House Price

02/12/2023 - 01/12/2024: \$487,500



Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



32 Bearup St SEASPRAY 3851 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 19/11/2024

Property Type: House

Land Size: 455 sqm approx



7 Shoreline Dr SEASPRAY 3851 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 28/05/2024

Property Type: House

Land Size: 1033 sqm approx



75 Mclachlan St THE HONEYSUCKLES 3851 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 09/06/2023

Property Type: House

Land Size: 771 sqm approx

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



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