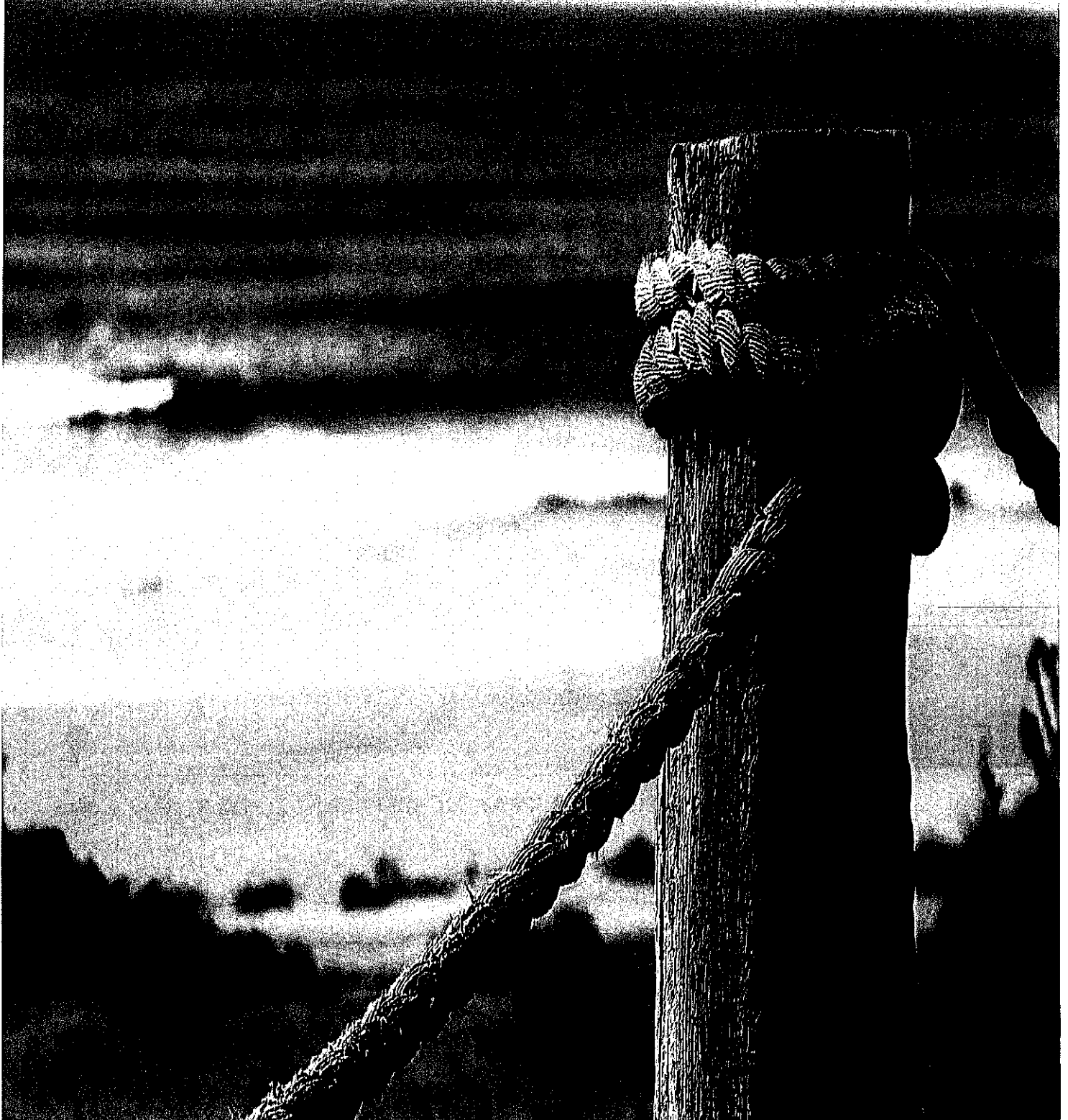


STATEMENT OF INFORMATION

22 ELLEN AVENUE, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



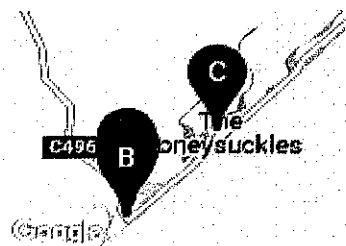
22 ELLEN AVENUE, SEASPRAY, VIC 3851  3  1  2

Indicative Selling Price

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

Price Range: \$252,000 to \$277,000

MEDIAN SALE PRICE




SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

\$210,000

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.



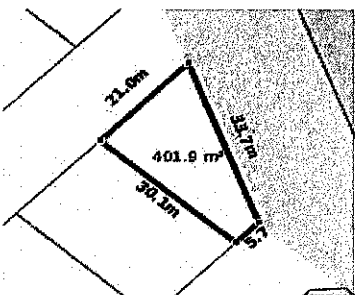
19 HANSEN ST, SEASPRAY, VIC 3851  3  1  1

Sale Price

\$240,000

Sale Date: 17/10/2018

Distance from Property: 362m



1 FUTCHER ST, SEASPRAY, VIC 3851  3  -  -

Sale Price

\$285,000

Sale Date: 13/07/2018

Distance from Property: 709m



20 MACASSAR CRES, THE HONEYSUCKLES, VIC  3  2  2

Sale Price

\$270,000

Sale Date: 18/04/2018

Distance from Property: 3.1km



This report has been compiled on 11/04/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - 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.

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

22 ELLEN AVENUE, SEASPRAY, VIC 3851

Indicative selling price

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

Price Range:

\$252,000 to \$277,000

Median sale price

Median price

\$210,000

House

X

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

19 HANSEN ST, SEASPRAY, VIC 3851	\$240,000	17/10/2018
1 FUTCHER ST, SEASPRAY, VIC 3851	\$285,000	13/07/2018
20 MACASSAR CRES, THE HONEYSUCKLES, VIC 3851	\$270,000	18/04/2018

