

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

12 Main Road, Seaspray Vic 3851

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$467,500

Property Type House

Suburb Seaspray

Period - From 29/08/2023

to 28/08/2024

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 | 7 Shoreline Dr SEASPRAY 3851 | \$540,000 | 28/05/2024 |
| 2 | 8 Macassar Cr THE HONEYSUCKLES 3851 | \$560,659 | 27/04/2023 |
| 3 | 11 Foreshore Rd SEASPRAY 3851 | \$580,000 | 01/03/2023 |

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:

29/08/2024 09:16

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Indicative Selling Price
\$550,000

Median House Price
29/08/2023 - 28/08/2024: \$467,500



Property Type:
Divorce/Estate/Family Transfers
Land Size: 981 sqm approx
Agent Comments

Comparable Properties



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

8 Macassar Cr THE HONEYSUCKLES 3851 (VG)

Agent Comments



Price: \$560,659
Method: Sale
Date: 27/04/2023
Property Type: House (Res)
Land Size: 604 sqm approx

11 Foreshore Rd SEASPRAY 3851 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 01/03/2023
Property Type: House (Res)
Land Size: 608 sqm approx

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