

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

55 Shoreline Drive, Seaspray Vic 3851

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$557,500

Property Type House

Suburb Seaspray

Period - From 14/09/2022

to 13/09/2023

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	18 Macassar Cr THE HONEYSUCKLES 3851	\$485,000	21/11/2022
2	4 Government Rd SEASPRAY 3851	\$465,000	25/05/2023
3	2395 Shoreline Dr THE HONEYSUCKLES 3851	\$430,000	22/04/2022

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:

14/09/2023 16:56

Sarah Bedggood

5144 4333

0400 614 669

sarahb@chalmer.com.au

Indicative Selling Price

\$485,000

Median House Price

14/09/2022 - 13/09/2023: \$557,500



Property Type: House (Res)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



18 Macassar Cr THE HONEYSUCKLES 3851 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 21/11/2022

Property Type: House

Land Size: 1432 sqm approx



4 Government Rd SEASPRAY 3851 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 25/05/2023

Property Type: House

Land Size: 607 sqm approx



2395 Shoreline Dr THE HONEYSUCKLES 3851 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 22/04/2022

Property Type: House

Land Size: 772 sqm approx

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