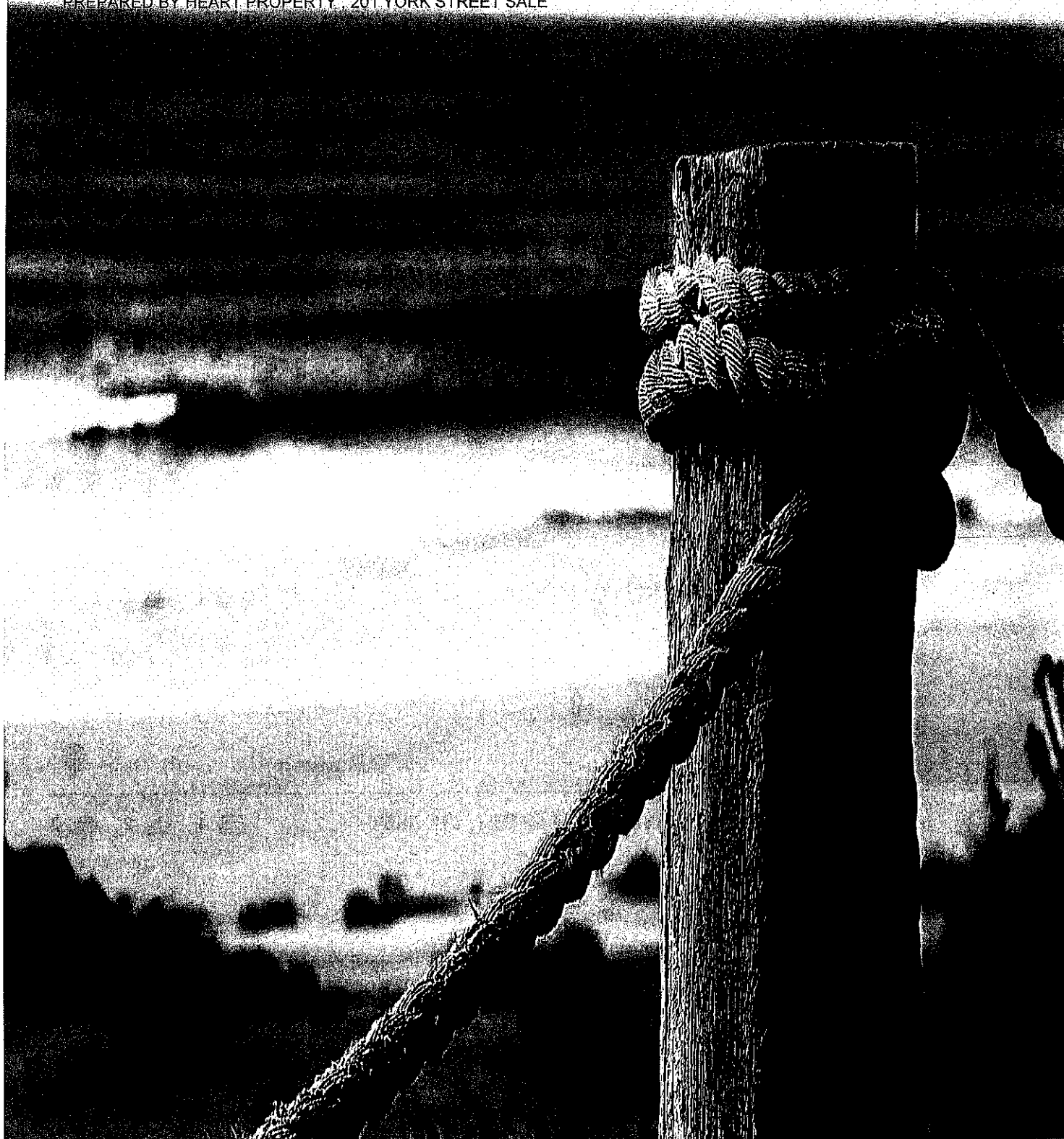


# STATEMENT OF INFORMATION

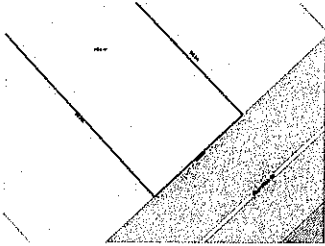
43 SHORELINE DRIVE, SEASPRAY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**43 SHORELINE DRIVE, SEASPRAY, VIC**

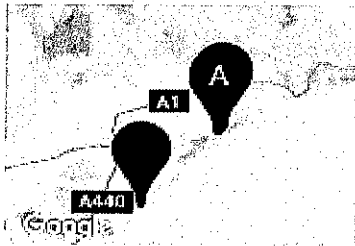
 4  2  2

### Indicative Selling Price

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

**Price Range: \$508,000 to \$559,000**

## MEDIAN SALE PRICE




**SEASPRAY, VIC, 3851**

Suburb Median Sale Price (House)

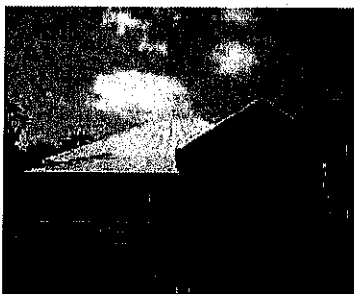
**\$235,000**

01 July 2018 to 30 June 2019

Provided by: 

## 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.



**92 LAKE ST, LOCH SPORT, VIC 3851**

 4  2  6

Sale Price

**\$525,000**

Sale Date: 16/01/2019

Distance from Property: 49km



**42 THE BVD, LOCH SPORT, VIC 3851**

 4  2  3

Sale Price

**\$515,000**

Sale Date: 11/01/2019

Distance from Property: 52km



**5 THE BVD, LOCH SPORT, VIC 3851**

 4  2  1

Sale Price

**\$600,000**

Sale Date: 05/04/2018

Distance from Property: 53km



This report has been compiled on 07/08/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**31 MARINA DR, LOCH SPORT, VIC 3851**

4 3 2

**Sale Price**

**\$510,000**

Sale Date: 08/06/2017

Distance from Property: 50km



**25 MARINA DR, LOCH SPORT, VIC 3851**

5 3 2

**Sale Price**

**\$590,000**

Sale Date: 11/10/2018

Distance from Property: 50km



**75 WATTLE GR, LOCH SPORT, VIC 3851**

5 3 4

**Sale Price**

**\$515,000**

Sale Date: 12/01/2018

Distance from Property: 51km



**35 PELICAN ST, LOCH SPORT, VIC 3851**

3 2 7

**Sale Price**

**\$490,000**

Sale Date: 04/07/2019

Distance from Property: 52km



## 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](http://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

43 SHORELINE DRIVE, SEASPRAY, VIC 3851

### Indicative selling price

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

Price Range: \$508,000 to \$559,000

### Median sale price

Median price

\$235,000

House

☒

Unit

☐

Suburb

SEASPRAY

Period

01 July 2018 to 30 June 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
92 LAKE ST, LOCH SPORT, VIC 3851	\$525,000	16/01/2019
42 THE BVD, LOCH SPORT, VIC 3851	\$515,000	11/01/2019
5 THE BVD, LOCH SPORT, VIC 3851	\$600,000	05/04/2018

31 MARINA DR, LOCH SPORT, VIC 3851	\$510,000	08/06/2017
25 MARINA DR, LOCH SPORT, VIC 3851	\$590,000	11/10/2018
75 WATTLE GR, LOCH SPORT, VIC 3851	\$515,000	12/01/2018
35 PELICAN ST, LOCH SPORT, VIC 3851	\$490,000	04/07/2019

