Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 17 Davies Street, Seaspray Vic 3851

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	l/underquoting		
Single price	e \$385,000					
Median sale p	rice					
Median price	\$497,500	Pro	Property Type House		Suburb	Seaspray
Period - From	22/07/2024	to	21/07/2025	Source	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	3-5 Maffra St THE HONEYSUCKLES 3851	\$453,000	05/04/2025
2	10 Macassar Cr THE HONEYSUCKLES 3851	\$445,000	22/04/2024
3	77 Main Rd SEASPRAY 3851	\$378,000	15/04/2024

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:

22/07/2025 09:35



Chalmer



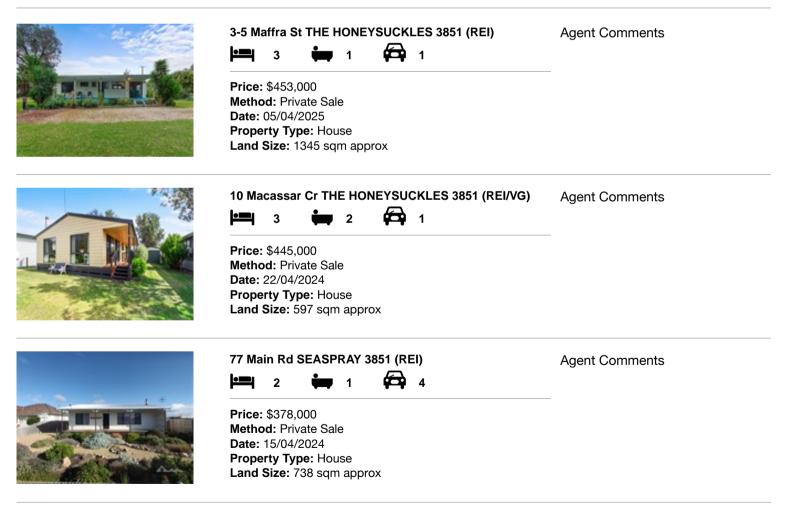


Property Type: House Land Size: 786 sqm approx Agent Comments 5144 4333 0408 384 147 brettg@chalmer.com

Brett Glover

Indicative Selling Price \$385,000 Median House Price 22/07/2024 - 21/07/2025: \$497,500

Comparable Properties



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



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