

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

49 Main Road, Seaspray Vic 3851

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Seaspray

Period - From

30/01/2024

to

29/01/2025

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.

	Address of comparable property	Price	Date of sale
1	32 Bearup St SEASPRAY 3851	\$500,000	19/11/2024
2	29-31 Haven Way GOLDEN BEACH 3851	\$500,000	13/09/2024
3	31 Beachcomber Rd GOLDEN BEACH 3851	\$455,000	02/08/2024

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:

30/01/2025 08:49

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$499,000

Median House Price
30/01/2024 - 29/01/2025: \$500,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



32 Bearup St SEASPRAY 3851 (REI/VG)

Agent Comments

3 1 1

Price: \$500,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 455 sqm approx



29-31 Haven Way GOLDEN BEACH 3851 (REI)

Agent Comments

5 2 2

Price: \$500,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 1206 sqm approx



31 Beachcomber Rd GOLDEN BEACH 3851 (REI)

Agent Comments

3 1 1

Price: \$455,000
Method: Private Sale
Date: 02/08/2024
Property Type: House
Land Size: 620 sqm approx

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