

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

Lot 17-68B Johnson Lane, Seaton Vic 3858

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$255,000

Property Type Vacant land

Suburb Seaton

Period - From 06/06/2023

to 05/06/2024

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	Heyfield Seaton Rd SEATON 3858	\$255,000	10/07/2023
2	41 Sunray Ct HEYFIELD 3858	\$247,500	04/11/2023
3	Heyfield Seaton Rd SEATON 3858	\$225,000	03/11/2023

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:

06/06/2024 15:56



Property Type:
Agent Comments

Indicative Selling Price
\$295,000
Median Land Price
06/06/2023 - 05/06/2024: \$255,000

Comparable Properties

Heyfield Seaton Rd SEATON 3858 (VG) Agent Comments



Price: \$255,000
Method: Sale
Date: 10/07/2023
Property Type: Hobby Farm < 20 ha
Land Size: 13000 sqm approx

41 Sunray Ct HEYFIELD 3858 (VG) Agent Comments



Price: \$247,500
Method: Sale
Date: 04/11/2023
Property Type: Hobby Farm < 20 ha
Land Size: 18000 sqm approx

Heyfield Seaton Rd SEATON 3858 (VG) Agent Comments



Price: \$225,000
Method: Sale
Date: 03/11/2023
Property Type: Hobby Farm < 20 ha
Land Size: 12000 sqm approx