

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

Indicative selling price

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

Single price

Median sale price*

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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	50 BEARUP St SEASPRAY 3851	\$355,000	08/11/2017
2	3 Trood St SEASPRAY 3851	\$345,000	19/03/2018
3	43 Main Rd SEASPRAY 3851	\$340,000	15/10/2018

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 eighteen months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Matt Cutler
51439207
0438356761
matthewc@chalmer.com.au

Indicative Selling Price
\$359,000
No median price available



1 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1011 sqm approx
Agent Comments

*Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



50 BEARUP St SEASPRAY 3851 (REI/VG)

Agent Comments

3 1 -

Price: \$355,000
Method: Private Sale
Date: 08/11/2017
Rooms: 4
Property Type: House
Land Size: 550 sqm approx



3 Trood St SEASPRAY 3851 (REI/VG)

Agent Comments

3 1 1

Price: \$345,000
Method: Private Sale
Date: 19/03/2018
Rooms: 4
Property Type: House
Land Size: 550 sqm approx



43 Main Rd SEASPRAY 3851 (REI/VG)

Agent Comments

3 2 1

Price: \$340,000
Method: Private Sale
Date: 15/10/2018
Rooms: 7
Property Type: House
Land Size: 660 sqm approx