

# 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

23 Davies Street, Seaspray Vic 3851

### Indicative selling price

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

Single price \$575,000

### Median sale price

Median price \$535,000

Property Type House

Suburb Seaspray

Period - From 07/08/2022

to 06/08/2023

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	1 Davies St SEASPRAY 3851	\$610,000	05/04/2023
2	23 Irving St SEASPRAY 3851	\$585,000	20/10/2022
3	43 Main Rd SEASPRAY 3851	\$535,000	17/11/2022

**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:

07/08/2023 18:28

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**Indicative Selling Price**

\$575,000

**Median House Price**

07/08/2022 - 06/08/2023: \$535,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 796 sqm approx

Agent Comments

## Comparable Properties



**1 Davies St SEASPRAY 3851 (REI/VG)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 05/04/2023

**Property Type:** House

**Land Size:** 804 sqm approx



**23 Irving St SEASPRAY 3851 (REI/VG)**

Agent Comments



**Price:** \$585,000

**Method:** Private Sale

**Date:** 20/10/2022

**Property Type:** House

**Land Size:** 501 sqm approx



**43 Main Rd SEASPRAY 3851 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 17/11/2022

**Property Type:** House

**Land Size:** 661 sqm approx

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