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 12 Centre Road, Seaspray Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$540,000								
Median sale price									
Median price	\$500,000	Pro	Property Type House]	Suburb	Seaspray		
Period - From	02/07/2024	to	01/07/2025	;	Sc	ource	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	12 Main Rd SEASPRAY 3851	\$525,000	05/03/2025
2	7 Shoreline Dr SEASPRAY 3851	\$540,000	28/05/2024
3	23 Davies St SEASPRAY 3851	\$475,000	06/02/2024

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:

02/07/2025 10:18



Chalmer

Brett Glover





Property Type: Divorce/Estate/Family Transfers Land Size: 1009 sqm approx Agent Comments 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$540,000 Median House Price 02/07/2024 - 01/07/2025: \$500,000

Comparable Properties

12 Main Rd SEASPRAY 3851 (REI) 3 1 2 4 Price: \$525,000 Method: Private Sale Date: 05/03/2025 Property Type: House	Agent Comments
7 Shoreline Dr SEASPRAY 3851 (REI/VG) 3 1 2 4 Price: \$540,000 Method: Private Sale Date: 28/05/2024 Property Type: House Land Size: 1033 sqm approx	Agent Comments
23 Davies St SEASPRAY 3851 (REI/VG) 4 2 - Price: \$475,000 Method: Private Sale Date: 06/02/2024 Property Type: House Land Size: 796 sqm approx	Agent Comments

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



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