

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 and
postcode

129 HORACE STREET SEA LAKE VIC 3533

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$205,000

Property type

House

Suburb

Sea Lake

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

79 HANNON STREET SEA LAKE VIC 3533	\$230,000	20-Dec-24
49 SUTCLIFF STREET SEA LAKE VIC 3533	\$200,000	29-Apr-24
10 HORACE STREET SEA LAKE VIC 3533	\$220,000	23-Jun-25

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 July 2025

Lilliana Goudie
M 0439229869
E lilliana@broad-realty.com.au



**79 HANNON STREET SEA LAKE
VIC 3533**

3 1 2

Sold Price **\$230,000** Sold Date **20-Dec-24**

Distance **0.58km**



**49 SUTCLIFF STREET SEA LAKE
VIC 3533**

3 2 -

Sold Price **\$200,000** Sold Date **29-Apr-24**

Distance **0.67km**



**10 HORACE STREET SEA LAKE VIC
3533**

3 1 2

Sold Price **\$220,000** Sold Date **23-Jun-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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