

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	17 Ellen Avenue, Seaspray, VIC 3851
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Indicative selling price

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

Single Price	\$0
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Median sale price

Median price	\$475,000	Property Type	House	Suburb	Seaspray (3851)
Period - From	01/10/2023	to	01/10/2024	Source	CORELOGIC

Comparable property sales

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.
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Address of comparable property	Price	Date of sale
8 GOVERNMENT ROAD, SEASPRAY VIC 3851	\$584,000	01/07/2024
7 SHORELINE DRIVE, SEASPRAY VIC 3851	\$540,000	28/05/2024
23 DAVIES STREET, SEASPRAY VIC 3851	\$475,000	06/02/2024

This Statement of Information was prepared on:	09/10/2024
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