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	Lot 2/1122 Heyfield-seaton Road, Seaton Vic 3858

Indicative selling price

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

Single price $390,000

Median sale price

Median price $302,500 Property Type Vacant land Suburb Seaton

Period - From 04/06/2023 to 03/06/2024 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 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	Lot Lot 3/1122 Heyfield Seaton Rd SEATON 3858	$360,000	08/12/2023
2	Lot/14 Heyfield Seaton Rd SEATON 3858	$350,000	15/04/2024
3			

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.

This Statement of Information was prepared on: 04/06/2024 11:50

Lot 2/1122 Heyfield-seaton Road, Seaton Vic 3858

- -

Property Type: Rural Land
Land Size: 46579.31 sqm approx

Agent Comments

Indicative Selling Price
$390,000
Median Land Price
04/06/2023 - 03/06/2024: $302,500

Comparable Properties



Lot Lot 3/1122 Heyfield Seaton Rd SEATON 3858 (REI)

- - -

Price: $360,000
Method: Private Sale
Date: 08/12/2023
Property Type: Land
Land Size: 31403.63 sqm approx

Agent Comments



Lot/14 Heyfield Seaton Rd SEATON 3858 (REI)

- - -

Price: $350,000
Method: Private Sale
Date: 15/04/2024
Property Type: Land
Land Size: 35207.68 sqm approx

Agent Comments

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.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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