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	1144 Heyfield-seaton Road, Seaton Vic 3858

Indicative selling price

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

Single price $280,000

Median sale price

Median price $255,000 Property Type Vacant land Suburb Seaton

Period - From 27/03/2023 to 26/03/2024 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 4/1122 Heyfield Seaton Rd SEATON 3858	$255,000	21/12/2023
2	Lot Lot 1/1122 Heyfield Seaton Rd SEATON 3858	$225,000	30/11/2023
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: 27/03/2024 13:28

1144 Heyfield-seaton Road, Seaton Vic 3858



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Property Type:
Agent Comments

Indicative Selling Price
$280,000
Median Land Price
27/03/2023 - 26/03/2024: $255,000

Comparable Properties



Lot 4/1122 Heyfield Seaton Rd SEATON 3858 (REI)

- - -

Agent Comments

Price: $255,000
Method: Private Sale
Date: 21/12/2023
Property Type: Land
Land Size: 13314.17 sqm approx



Lot Lot 1/1122 Heyfield Seaton Rd SEATON 3858 (REI)

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Agent Comments

Price: $225,000
Method: Private Sale
Date: 30/11/2023
Property Type: Land
Land Size: 12181.05 sqm approx

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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