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	44 Thomson Lane, Seaton Vic 3858

Indicative selling price

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

Single price $660,000

Median sale price*

Median price | Property Type | Suburb Seaton

Period - From | to | Source

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
1	2 Bibaringa Ct SEATON 3858	$710,000	22/10/2024
2	10 Elma Ct GLENMAGGIE 3858	$630,000	16/01/2024
3	37 Nerrigundah Dr GLENMAGGIE 3858	$600,000	31/07/2023

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: 30/10/2024 13:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

44 Thomson Lane, Seaton Vic 3858



3 1 2

Property Type: Lifestyle Property (Rur)
Land Size: 32193 sqm approx

Agent Comments

Indicative Selling Price
$660,000
No median price available

Comparable Properties



2 Bibaringa Ct SEATON 3858 (REI)

4 2 4

Price: $710,000
Method: Private Sale
Date: 22/10/2024
Property Type: Lifestyle Property (Rur)
Land Size: 19400 sqm approx

Agent Comments



10 Elma Ct GLENMAGGIE 3858 (VG)

4 - -

Price: $630,000
Method: Sale
Date: 16/01/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20630 sqm approx

Agent Comments

37 Nerrigundah Dr GLENMAGGIE 3858 (VG)

3 - -

Price: $600,000
Method: Sale
Date: 31/07/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

Agent Comments

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

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