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 17-68B Johnson Lane, Seaton Vic 3858

Indicative selling price

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

Single price $295,000

Median sale price

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

Period - From 06/06/2023 to 05/06/2024 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 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	Heyfield Seaton Rd SEATON 3858	$255,000	10/07/2023
2	41 Sunray Ct HEYFIELD 3858	$247,500	04/11/2023
3	Heyfield Seaton Rd SEATON 3858	$225,000	03/11/2023

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: 06/06/2024 15:56

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Property Type:
Agent Comments

Indicative Selling Price
$295,000
Median Land Price
06/06/2023 - 05/06/2024: $255,000

Comparable Properties

Heyfield Seaton Rd SEATON 3858 (VG)

- - -

Agent Comments

Price: $255,000
Method: Sale
Date: 10/07/2023
Property Type: Hobby Farm < 20 ha
Land Size: 13000 sqm approx

41 Sunray Ct HEYFIELD 3858 (VG)

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Agent Comments

Price: $247,500
Method: Sale
Date: 04/11/2023
Property Type: Hobby Farm < 20 ha
Land Size: 18000 sqm approx

Heyfield Seaton Rd SEATON 3858 (VG)

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Agent Comments

Price: $225,000
Method: Sale
Date: 03/11/2023
Property Type: Hobby Farm < 20 ha
Land Size: 12000 sqm approx

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

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