

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

175 Charles Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,100,000

&

\$1,170,000

Median sale price

Median price \$960,000

Property Type House

Suburb Seddon

Period - From 01/10/2018

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	106 Chirnside St KINGSVILLE 3012	\$1,215,000	11/07/2019
2	25 Bayview Rd SEDDON 3011	\$1,162,500	16/08/2019
3	7 Dane St SEDDON 3011	\$1,090,000	26/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/11/2019 16:05



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Property Type: House (Res)

Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,170,000

Median House Price

Year ending September 2019: \$960,000

Comparable Properties

106 Chirnside St KINGSVILLE 3012 (REI/VG)

Agent Comments

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Price: \$1,215,000

Method: Private Sale

Date: 11/07/2019

Rooms: 4

Property Type: House

Land Size: 275 sqm approx



25 Bayview Rd SEDDON 3011 (REI/VG)

Agent Comments

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Price: \$1,162,500

Method: Private Sale

Date: 16/08/2019

Property Type: House

Land Size: 271 sqm approx



7 Dane St SEDDON 3011 (REI)

Agent Comments

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Price: \$1,090,000

Method: Private Sale

Date: 26/10/2019

Property Type: House

Land Size: 271 sqm approx