

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

16 Pentland Parade Seddon VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Seddon

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

22 Seddon Street Seddon VIC 3011	\$1,600,000	15-Jun-19
2 Pearce Street Yarraville VIC 3013	\$1,620,000	07-Aug-19
20 Adaleigh Street Yarraville VIC 3013	\$1,675,000	14-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 06 February 2020



22 Seddon Street Seddon VIC 3011

Sold Price

\$1,600,000

Sold Date

15-Jun-19

 4  2  1

Distance

0.53km



2 Pearce Street Yarraville VIC 3013

Sold Price

\$1,620,000

Sold Date

07-Aug-19

 3  2  2

Distance

1.47km



20 Adaleigh Street Yarraville VIC 3013

Sold Price

\$1,675,000

Sold Date

14-Sep-19

 3  2  1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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