

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

8 Kent Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,125,000

&

\$1,225,000

Median sale price

Median price \$1,046,000

House

X

Unit

Suburb Seddon

Period - From 01/04/2018

to

31/03/2019

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	31a Sussex St YARRAVILLE 3013	\$1,240,000	26/02/2019
2	49 Tarrengower St YARRAVILLE 3013	\$1,225,000	06/04/2019
3	108 Bayview Rd YARRAVILLE 3013	\$1,170,000	18/03/2019

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.



3 1 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,125,000 - \$1,225,000
Median House Price
Year ending March 2019: \$1,046,000

Comparable Properties



31a Sussex St YARRAVILLE 3013 (REI)

Agent Comments

3 2 1

Price: \$1,240,000
Method: Sold Before Auction
Date: 26/02/2019
Rooms: -
Property Type: House (Res)



49 Tarrengower St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$1,225,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: House (Res)



108 Bayview Rd YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,170,000
Method: Sale
Date: 18/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 278 sqm approx