

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

A .1.1	
Address	8 Oscar Street, Seddon Vic 3011
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,052,000	Hou	ise X	Unit		Suburb	Seddon
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	42 Bayview Rd SEDDON 3011	\$1,300,000	13/04/2018
2	163 Charles St SEDDON 3011	\$1,200,000	25/08/2018
3	44 Frederick St YARRAVILLE 3013	\$1,150,000	02/06/2018

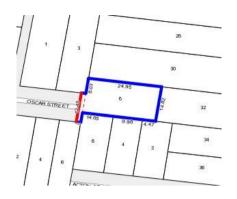
OR

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.









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** June quarter 2018: \$1,052,000

Comparable Properties

42 Bayview Rd SEDDON 3011 (VG)

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Price: \$1,300,000 Method: Sale Date: 13/04/2018

Rooms: -

Property Type: House (Res) Land Size: 423 sqm approx

Agent Comments



163 Charles St SEDDON 3011 (REI)

-3







Agent Comments

Method: Auction Sale Date: 25/08/2018 Rooms: 5

Price: \$1,200,000

Property Type: House (Res) Land Size: 278 sqm approx

44 Frederick St YARRAVILLE 3013 (REI)

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Agent Comments

Price: \$1,150,000 Method: Auction Sale Date: 02/06/2018

Rooms: 5

Property Type: House (Res) Land Size: 323 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099





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