

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 Oscar Street, Seddon Vic 3011

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

House

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.

	Address 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)

Agent Comments



Price: \$1,300,000

Method: Sale

Date: 13/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 423 sqm approx



163 Charles St SEDDON 3011 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 25/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 278 sqm approx

44 Frederick St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 323 sqm approx