

## 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

23 Gamon Street, Seddon Vic 3011

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$780,000

#### Median sale price

Median price \$1,005,000 House X Unit Suburb Seddon

Period - From 01/01/2019 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	15 Alfred St SEDDON 3011	\$799,000	12/04/2019
2	70 Walter St SEDDON 3011	\$730,000	12/04/2019
3	103 Williamstown Rd SEDDON 3011	\$680,000	01/03/2019

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  
  -  
 

**Rooms:**

**Property Type:** House - Attached  
House N.E.C.

**Land Size:** 192 sqm approx

Agent Comments

**Indicative Selling Price**

\$760,000 - \$780,000

**Median House Price**

March quarter 2019: \$1,005,000

## Comparable Properties

**15 Alfred St SEDDON 3011 (REI)**

Agent Comments

 3  
  1  
  1

**Price:** \$799,000

**Method:** Private Sale

**Date:** 12/04/2019

**Rooms:** -

**Property Type:** House

**70 Walter St SEDDON 3011 (REI/VG)**

Agent Comments

 3  
  1  
  1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 12/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 229 sqm approx

**103 Williamstown Rd SEDDON 3011 (VG)**

Agent Comments

 2  
  -  
  -

**Price:** \$680,000

**Method:** Sale

**Date:** 01/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 228 sqm approx