

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

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.



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



Price: \$799,000
Method: Private Sale
Date: 12/04/2019
Rooms: -
Property Type: House



70 Walter St SEDDON 3011 (REI/VG)

Agent Comments



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



Price: \$680,000
Method: Sale
Date: 01/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 228 sqm approx