

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

76 Austin Street, Seddon Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000

&

\$725,000

Median sale price

Median price \$1,032,750

House

X

Unit

Suburb Seddon

Period - From 01/07/2017

to

30/09/2017

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		
2		
3		

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
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median House Price
September quarter 2017: \$1,032,750

Comparable Properties



199 Buckley St SEDDON 3011 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 14/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 269.20 sqm approx



201 Buckley St SEDDON 3011 (REI)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)

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.