

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

2/13 Bellairs Avenue, Seddon Vic 3011

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$885,000

Property Type

Townhouse

Suburb

Seddon

Period - From

20/11/2022

to

19/11/2023

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	3/70-72 Newcastle St YARRAVILLE 3013	\$820,000	27/10/2023
2	49 Buninyong St YARRAVILLE 3013	\$810,000	12/10/2023
3	3/13 Bellairs Av SEDDON 3011	\$805,000	27/05/2023

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.~~

This Statement of Information was prepared on:

20/11/2023 09:38