

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

14/19-27 Hobbs Street Seddon VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Seddon

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

2 Elizabeth Street Yarraville VIC 3013	\$732,500	20-Jun-19
3/157-159 Charles Street Seddon VIC 3011	\$702,000	03-Jul-19
9/19-27 Hobbs Street Seddon VIC 3011	\$625,000	26-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019



2 Elizabeth Street Yarraville VIC 3013

2 1 1

Sold Price ^{RS} **\$732,500** ^{UN} Sold Date **20-Jun-19**

Distance **1.23km**



3/157-159 Charles Street Seddon VIC 3011

2 1 1

Sold Price **\$702,000** Sold Date **03-Jul-19**

Distance **0.59km**



9/19-27 Hobbs Street Seddon VIC 3011

2 1 1

Sold Price **\$625,000** Sold Date **26-Jun-19**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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