

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

70 Gamon Street, Seddon Vic 3011

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

Single price \$850,000

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	57 Hamilton St YARRAVILLE 3013	\$900,000	23/03/2019
2	10 Hawkurst St YARRAVILLE 3013	\$842,500	16/03/2019
3	21 Austin Cr.W YARRAVILLE 3013	\$820,000	16/03/2019

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:
Agent Comments

Indicative Selling Price

\$850,000

Median House Price

March quarter 2019: \$1,005,000

Comparable Properties

57 Hamilton St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 370 sqm approx

10 Hawkhurst St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$842,500
Method: Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 446 sqm approx

21 Austin Cr.W YARRAVILLE 3013 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)