

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	24 Alfred Street, Seddon Vic 3011
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Indicative selling price

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

Range between	\$1,030,000	&	\$1,050,000
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Median sale price

Median price	\$1,059,750	House	X	Unit		Suburb	Seddon
Period - From	01/01/2018	to	31/03/2018	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	16 Margaret St SEDDON 3011	\$1,110,000	12/05/2018
2	28 Charles St SEDDON 3011	\$1,085,000	16/03/2018
3	82 Albert St SEDDON 3011	\$1,067,000	03/03/2018

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 (Res)**Land Size:** 304 sqm approx**Agent Comments****Indicative Selling Price**

\$1,030,000 - \$1,050,000

Median House Price

March quarter 2018: \$1,059,750

Comparable Properties

**16 Margaret St SEDDON 3011 (REI)****Agent Comments****Price:** \$1,110,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 207 sqm approx**28 Charles St SEDDON 3011 (REI)****Agent Comments****Price:** \$1,085,000**Method:** Sold Before Auction**Date:** 16/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 258 sqm approx**82 Albert St SEDDON 3011 (REI/VG)****Agent Comments****Price:** \$1,067,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** 3**Property Type:** House (Res)**Land Size:** 223 sqm approx