

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	24 Alfred Street, Seddon Vic 3011
Including suburb and	
postcode	

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	Hou	ise 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.

Add	dress 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

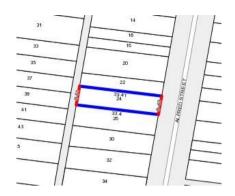
OR

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)

-3





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Price: \$1,110,000 Method: Auction Sale Date: 12/05/2018

Rooms: 5

Property Type: House (Res) Land Size: 207 sqm approx

Agent Comments

28 Charles St SEDDON 3011 (REI)

₽ 4







Price: \$1,085,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: -

Property Type: House (Res) Land Size: 258 sqm approx

Agent Comments



82 Albert St SEDDON 3011 (REI/VG)

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Price: \$1,067,000 Method: Auction Sale Date: 03/03/2018

Rooms: 3

Property Type: House (Res) Land Size: 223 sqm approx **Agent Comments**

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