

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	27 Browning 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	\$1,125,000	&	\$1,175,000

Median sale price

Median price	\$1,020,000	Hou	ise X	Unit		Suburb	Seddon
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

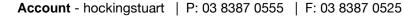
Comparable property sales (*Delete A or B below as applicable)

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	30 Sussex St YARRAVILLE 3013	\$1,200,000	14/03/2018
2	7 Tennyson St SEDDON 3011	\$1,170,000	17/02/2018
3	93 Chirnside St KINGSVILLE 3012	\$1,170,000	28/10/2017

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.







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hockingstuart





Rooms:

Property Type: House **Land Size:** 206 sqm approx

Agent Comments

Indicative Selling Price \$1,125,000 - \$1,175,000 Median House Price December quarter 2017: \$1,020,000

Comparable Properties



30 Sussex St YARRAVILLE 3013 (REI)

-3

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Price: \$1,200,000

Method: Sold Before Auction

Date: 14/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 268 sqm approx

Agent Comments



7 Tennyson St SEDDON 3011 (REI)

-- 2

:



Price: \$1,170,000 **Method:** Auction Sale **Date:** 17/02/2018

Rooms: 4

Property Type: House (Res) **Land Size:** 220 sqm approx

Agent Comments



93 Chirnside St KINGSVILLE 3012 (REI)

= 3





Price: \$1,170,000 **Method:** Auction Sale **Date:** 28/10/2017

Rooms: 5

Property Type: House (Res)

Agent Comments

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