

## 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

23 Bayview Road, Seddon Vic 3011

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

**Median sale price**

Median price \$1,053,750

House

X

Unit

Suburb Seddon

Period - From 01/01/2018

to 31/12/2018

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	45 Gamon St SEDDON 3011	\$1,080,000	30/03/2019
2	112 Bayview Rd YARRAVILLE 3013	\$980,000	27/02/2019
3	57 Hamilton St YARRAVILLE 3013	\$900,000	23/03/2019

**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.



 3  1  3

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

### 45 Gamon St SEDDON 3011 (REI)

 3  1  2

**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 407 sqm approx

Agent Comments

Larger home on slightly larger block, but brick and on a busier street.



### 112 Bayview Rd YARRAVILLE 3013 (REI/VG)

 3  1  1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 27/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 242 sqm approx

Agent Comments

Same street, more renovated, but smaller block

### 57 Hamilton St YARRAVILLE 3013 (REI)

 4  1  1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 370 sqm approx

Agent Comments

Slightly smaller land, but home in much worse condition