

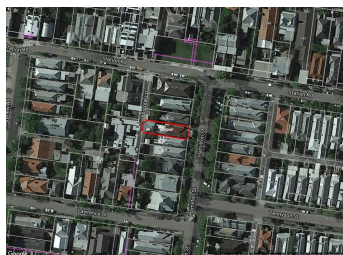
STATEMENT OF INFORMATION

8 HAMILTON STREET, SEDDON, VIC 3011

PREPARED BY DEAN JOHNSON, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HAMILTON STREET, SEDDON, VIC 3011  2  1  2

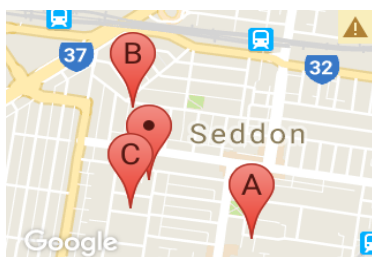
Indicative Selling Price

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

Price Range: \$960,000 to \$1,020,000

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



SEDDON, VIC, 3011

Suburb Median Sale Price (House)

\$990,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



61 HOTHAM ST, SEDDON, VIC 3011  2  1  -

Sale Price

\$990,000

Sale Date: 21/11/2017

Distance from Property: 397m



173 PILGRIM ST, SEDDON, VIC 3011  2  1  1

Sale Price

\$1,020,000

Sale Date: 10/10/2017

Distance from Property: 267m



42 SEDDON ST, SEDDON, VIC 3011  3  1  -

Sale Price

\$970,000

Sale Date: 25/11/2017

Distance from Property: 118m



This report has been compiled on 19/03/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 HAMILTON STREET, SEDDON, VIC 3011

Indicative selling price

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

Price Range:

\$960,000 to \$1,020,000

Median sale price

Median price

\$990,000

House

X

Unit

Suburb

SEDDON

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
61 HOTHAM ST, SEDDON, VIC 3011	\$990,000	21/11/2017
173 PILGRIM ST, SEDDON, VIC 3011	\$1,020,000	10/10/2017
42 SEDDON ST, SEDDON, VIC 3011	\$970,000	25/11/2017