

# Statement of Information

Internet advertising for single residential property  
located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

**Date of Statement** 10/05/2017

## Property offered for sale

**Address**  
Including suburb &  
postcode 7 Edward Street, Seddon 3011

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Enter a single price OR a range as applicable)

**Single price** \$

**Or a range  
between**

\$1,100,000

& \$1,150,000

## Median sale price

(\*Delete House or Unit as applicable)

**Median price** \$1,028,500

**House**

**Suburb** Seddon

**Period: from** 01/01/2017

**to** 31/03/2017

**Source** Real Estate Institute of Victoria

## 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
1. 22 Alfred Street, Seddon	\$1,130,000	21/03/2017
2. 46 Tongue Street, Yarraville	\$1,175,000	01/04/2017
3. 34 Princess Street, Seddon	\$1,126,000	18/03/2017