

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

1 Admiral Street, Seddon Vic 3011

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,059,750

House

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.

Address of comparable property		Price	Date of sale
1	8 Hamilton St SEDDON 3011	\$950,000	24/04/2018
2	61 Alexander St SEDDON 3011	\$910,000	03/03/2018
3	19 Gamon St SEDDON 3011	\$900,000	07/02/2018

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.

1 Admiral Street, Seddon Vic 3011

Rhonda Bromley
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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2018: \$1,059,750



2 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 211 sqm approx

Agent Comments

Comparable Properties



8 Hamilton St SEDDON 3011 (REI)

Agent Comments

4 1 2

Price: \$950,000

Method: Private Sale

Date: 24/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 265 sqm approx



61 Alexander St SEDDON 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$910,000

Method: Sold Before Auction

Date: 03/03/2018

Rooms: 3

Property Type: House

Land Size: 164 sqm approx



19 Gamon St SEDDON 3011 (REI/VG)

Agent Comments

3 1 -

Price: \$900,000

Method: Private Sale

Date: 07/02/2018

Rooms: 5

Property Type: House

Land Size: 250 sqm approx