# hockingstuart

Adam Welling 8387 0507 0434 838 830

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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

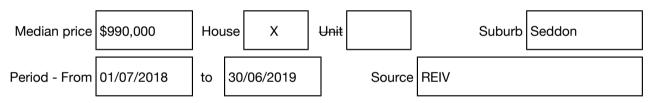
12 William Street, Seddon Vic 3011

#### Indicative selling price

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

Range between	\$600,000	&	\$650,000

#### Median sale price



#### 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	57 Charles St SEDDON 3011	\$670,000	11/07/2019
2	9 Southampton St FOOTSCRAY 3011	\$642,000	17/03/2019
3	18 Stirling St FOOTSCRAY 3011	\$623,000	04/05/2019

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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Rooms: Property Type: House (Res) Land Size: 183.146 sqm approx Agent Comments Adam Welling 8387 0507 0434 838 830 awelling@hockingstuart.com.au

Indicative Selling Price \$600,000 - \$650,000 Median House Price Year ending June 2019: \$990,000

## **Comparable Properties**

57 Charles St SEDDON 3011 (REI) 2 1 1 1 1 Price: \$670,000 Method: Private Sale Date: 11/07/2019 Rooms: 3 Property Type: House Land Size: 150 sqm approx	Agent Comments similar land size and location, but half renovated
9 Southampton St FOOTSCRAY 3011 (VG) 2	Agent Comments Similar land size, no off street parking, lower median price suburb but preferable floor plan
18 Stirling St FOOTSCRAY 3011 (REI/VG) 2 1 2 - Price: \$623,000 Method: Auction Sale Date: 04/05/2019 Rooms: - Property Type: House (Res) Land Size: 300 sqm approx	Agent Comments similarly un-renovated single front with rear right of way on significantly larger land

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