

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$650,000

**Median sale price**

Median price \$990,000

House

X

Unit

Suburb Seddon

Period - From 01/07/2018

to

30/06/2019

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	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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 183.146 sqm approx

Agent Comments

## Comparable Properties



**57 Charles St SEDDON 3011 (REI)**



**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)**



**Price:** \$642,000

**Method:** Sale

**Date:** 17/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 159 sqm approx

Agent Comments

Similar land size, no off street parking, lower median price suburb but preferable floor plan

**18 Stirling St FOOTSCRAY 3011 (REI/VG)**



**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