

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

6/50 Bayview Road, Seddon Vic 3011

Indicative selling price

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

Range between \$450,000

&

\$470,000

Median sale price

Median price \$815,000

Property Type Unit

Suburb Seddon

Period - From 01/07/2022

to

30/06/2023

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	18/51 Stephen St YARRAVILLE 3013	\$490,000	28/07/2023
2	14/49 Hyde St FOOTSCRAY 3011	\$438,000	05/08/2023
3	6/20 Bayview Rd SEDDON 3011	\$420,000	08/09/2023

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.~~

This Statement of Information was prepared on:

05/10/2023 11:36



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

Year ending June 2023: \$815,000

Comparable Properties



18/51 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

2
 1
 1

Price: \$490,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment



14/49 Hyde St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2
 1
 1

Price: \$438,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Unit



6/20 Bayview Rd SEDDON 3011 (REI)

Agent Comments

2
 1
 1

Price: \$420,000

Method: Private Sale

Date: 08/09/2023

Property Type: Unit

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099