

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

163 Charles Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,046,000

House

X

Unit

Suburb Seddon

Period - From 01/07/2017

to

30/06/2018

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	50 Ofarrell St YARRAVILLE 3013	\$1,112,000	26/05/2018
2	16 Margaret St SEDDON 3011	\$1,110,000	12/05/2018
3	76 Powell St YARRAVILLE 3013	\$1,062,500	14/07/2018

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.



3 1 1

Rooms:
Property Type: House
Land Size: 252 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2018: \$1,046,000

Comparable Properties



50 Ofarrell St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -
Price: \$1,112,000
Method: Sold Before Auction
Date: 26/05/2018
Rooms: 4
Property Type: House
Land Size: 223 sqm approx



16 Margaret St SEDDON 3011 (REI/VG)

Agent Comments

3 2 -
Price: \$1,110,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 207 sqm approx



76 Powell St YARRAVILLE 3013 (REI)

Agent Comments

3 1 -
Price: \$1,062,500
Method: Auction Sale
Date: 14/07/2018
Rooms: 5
Property Type: House
Land Size: 241 sqm approx