

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

8/187 Charles Street, Seddon Vic 3011

Indicative selling price

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

Range between \$295,000

&

\$324,000

Median sale price

Median price \$731,250

Property Type Unit

Suburb Seddon

Period - From 04/02/2019

to

03/02/2020

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 | 4/69 Hamilton St YARRAVILLE 3013 | \$340,000 | 13/11/2019 |
| 2 | 6/22 Pickett St FOOTSCRAY 3011 | \$315,000 | 03/01/2020 |
| 3 | 4/256 Somerville Rd KINGSVILLE 3012 | \$305,000 | 14/11/2019 |

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.~~

This Statement of Information was prepared on:

04/02/2020 16:48



Property Type: Flat
Land Size: 778.674 sqm approx
Agent Comments

Indicative Selling Price
\$295,000 - \$324,000
Median Unit Price
04/02/2019 - 03/02/2020: \$731,250

Comparable Properties

4/69 Hamilton St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$340,000
Method: Sold Before Auction
Date: 13/11/2019
Property Type: Apartment



6/22 Pickett St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 03/01/2020
Rooms: 3
Property Type: Unit



4/256 Somerville Rd KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 14/11/2019
Property Type: Unit