

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 Bilston Street, Seddon Vic 3011

Indicative selling price

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

Range between \$900,000

&

\$960,000

Median sale price

Median price \$960,000

Property Type House

Suburb Seddon

Period - From 01/04/2019

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 Walter St SEDDON 3011	\$960,000	11/04/2019
2	87 Alexander St SEDDON 3011	\$929,000	01/07/2019
3	29 Charles St SEDDON 3011	\$925,000	16/08/2019

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:

25/09/2019 10:03



 4  2 

Property Type: House (Res)

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



57 Walter St SEDDON 3011 (REI/VG)

Agent Comments

 3  1  -

Price: \$960,000

Method: Private Sale

Date: 11/04/2019

Rooms: 4

Property Type: House

Land Size: 214 sqm approx



87 Alexander St SEDDON 3011 (REI)

Agent Comments

 3  2  -

Price: \$929,000

Method: Private Sale

Date: 01/07/2019

Rooms: 4

Property Type: House

Land Size: 257 sqm approx



29 Charles St SEDDON 3011 (REI)

Agent Comments

 3  1  2

Price: \$925,000

Method: Private Sale

Date: 16/08/2019

Property Type: House