

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

9 Bilston Street, Seddon Vic 3011

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$990,000

Property Type

House

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	12 Bilston St SEDDON 3011	\$1,080,000	05/10/2019
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:

08/10/2019 15:24

9 Bilston Street, Seddon Vic 3011

JAS STEPHENS

Marina Condic

03 9316 9028

0438484696

mcondic@jasstephens.com.au

Indicative Selling Price

\$900,000

Median House Price

Year ending June 2019: \$990,000



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



12 Bilston St SEDDON 3011 (REI)

4 2 -

Price: \$1,080,000

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)

Agent Comments

Land size 192 sqm approx



87 Alexander St SEDDON 3011 (REI)

3 2 -

Price: \$929,000

Method: Private Sale

Date: 01/07/2019

Rooms: 4

Property Type: House

Land Size: 257 sqm approx

Agent Comments



29 Charles St SEDDON 3011 (REI)

3 1 2

Price: \$925,000

Method: Private Sale

Date: 16/08/2019

Property Type: House

Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.