

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

3/56 Bayview Road, Seddon Vic 3011

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$727,500 Property Type Unit Suburb Seddon

Period - From 01/10/2020 to 31/12/2020 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	2/1 Norfolk St YARRAVILLE 3013	\$890,000	25/02/2021
2			
3			

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:

05/03/2021 11:29



2 -

Property Type: Townhouse (Res)

Land Size: 186.363 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

December quarter 2020: \$727,500

Comparable Properties



2/1 Norfolk St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$890,000

Method: Sold Before Auction

Date: 25/02/2021

Rooms: 3

Property Type: Townhouse (Res)

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.