

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 Staff Street, Seddon Vic 3011

Indicative selling price

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

Range between \$790,000

&

\$830,000

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	1 Ovens St YARRAVILLE 3013	\$830,000	02/07/2019
2	125 Albert St SEDDON 3011	\$800,000	10/08/2019
3	25 Sussex St YARRAVILLE 3013	\$791,000	24/04/2019

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:

16/09/2019 13:31



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Property Type: House

Land Size: 209 sqm approx

Agent Comments

Comparable Properties

1 Ovens St YARRAVILLE 3013 (VG)

Agent Comments

4 - -

Price: \$830,000

Method: Sale

Date: 02/07/2019

Property Type: House (Res)

Land Size: 196 sqm approx

125 Albert St SEDDON 3011 (REI)

Agent Comments

4 1 -

Price: \$800,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 300 sqm approx

25 Sussex St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$791,000

Method: Private Sale

Date: 24/04/2019

Rooms: 3

Property Type: House

Land Size: 263 sqm approx