

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

219 Buckley Street, Seddon Vic 3011

Indicative selling price

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

Range between \$740,000

&

\$780,000

Median sale price

Median price \$917,000

House

X

Unit

Suburb Seddon

Period - From 01/04/2017

to

30/06/2017

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	219 Buckley St SEDDON 3011	\$875,000	08/12/2016
2	23 Gamon St SEDDON 3011	\$750,000	07/03/2017
3	199 Buckley St SEDDON 3011	\$685,000	14/06/2017

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.



 3  1  0

Rooms: 5

Property Type: House (Res)

Land Size: 222 sqm approx

Agent Comments

Comparable Properties



219 Buckley St SEDDON 3011 (VG)

 3  -  -

Price: \$875,000

Method: Sale

Date: 08/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 422 sqm approx

Agent Comments

This home when it was purchased - full block, unrenovated

23 Gamon St SEDDON 3011 (VG)

 3  -  -

Price: \$750,000

Method: Sale

Date: 07/03/2017

Rooms: -

Property Type: House - Attached House N.E.C.

Land Size: 192 sqm approx

Agent Comments

Single front on through street, sold off market.



199 Buckley St SEDDON 3011 (REI)

 2  1  -

Price: \$685,000

Method: Private Sale

Date: 14/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 269.20 sqm approx

Agent Comments

Smaller home in similar condition and location. Renovated single front approx 10 doors away. Land detailed here is prior to subdivision, actual block will be smaller