

Adam Welling 8387 0507 0434 838 830 awelling@hockingstuart.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Including suburl	dress 219 Buckle o and ccode	219 Buckley Street, Seddon Vic 3011					
Indicative sellin	g price						
For the meaning o	f this price see co	nsumer.vic.gov.au/u	underquoting				
Range between	\$740,000	&	\$780,000				

### Median sale price

Median price	\$917,000	Hou	ıse X	Uni	ŧ	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.

Add	dress 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.

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> **Indicative Selling Price** \$740,000 - \$780,000 **Median House Price** June quarter 2017: \$917,000





Rooms: 5

Property Type: House (Res) Land Size: 222 sqm approx

**Agent Comments** 

### Comparable Properties



### 219 Buckley St SEDDON 3011 (VG)







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)







Price: \$750,000 Method: Sale Date: 07/03/2017 Rooms: -

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

Land Size: 192 sqm approx

### 199 Buckley St SEDDON 3011 (REI)







Method: Private Sale Date: 14/06/2017

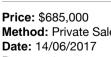
Rooms: 4

Land Size: 269.20 sqm approx

### **Agent Comments**

Single front on through street, sold off market.

### Agent Comments



Property Type: House (Res)

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

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block will be smaller

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