

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 54B Emma Street, Seddon VIC 3011

Indicative selling price

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

Single price \$* or range between \$700,000 & \$750,000

Median sale price

Median price \$927,000 Property type House Suburb Seddon

Period - From 01.07.2019 to 30.09.2019 Source REIV

Comparable property sales

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. 2/1B Sydenham Street, Seddon	\$749,500	17.10.2019
2. 1/5 Sydenham Street, Seddon	\$725,000	09.10.2019
3. 1 Little Smith Street, Yarraville	\$800,000	23.09.2019

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: 13.01.2020