

## Statement of Information

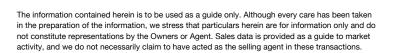
## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 19									
Property offer	ed for s	sale									
Address Including suburb and postcode		2/9 Bell Street, Seddon Vic 3011									
Indicative sell	ing pric	ce									
For the meaning	of this p	orice see	consi	umer.vic.gov.	au/uı	nderquotin	g				
Range between \$999,000		000		&	\$1,009,000						
Median sale p	rice										
Median price	\$1,040,	000	Hous	se X	<del>Un</del>	iŧ			Suburb	Sed	don
Period - From 01/10/2017		017	to	30/09/2018		Source REI			V		
Comparable p	roperty	sales	(*Dele	ete A or B b	elov	<i>ı</i> as appli	cak	ole)			
months		estate a		s sold within to or agent's rep					•		
Address of comparable property									Price		Date of sale
1											
2											
3											
OR											

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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.



Generated: 15/11/2018 11:14



В\*









Rooms:

Property Type: House Land Size: 183 sqm approx

Agent Comments

**Indicative Selling Price** \$999,000 - \$1,009,000 **Median House Price** Year ending September 2018: \$1,040,000

## Comparable Properties



1/9 Bell St SEDDON 3011 (REI/VG)

**=**3

**6** 2 €

Price: \$1.040.000

Method: Sold Before Auction

Date: 23/07/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 193 sgm approx

Agent Comments



1/2a Pentland Pde SEDDON 3011 (VG)

**1** 3







**Agent Comments** 

Price: \$1,030,000 Method: Sale Date: 25/07/2018

Rooms: -

Property Type: House (Res) Land Size: 159 sqm approx

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.

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

Generated: 15/11/2018 11:14



