

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

84 Windsor Street, Seddon Vic 3011

Indicative selling price

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

Single price

\$670,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Seddon

Period - From

01/01/2019

to

31/12/2019

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	63 Walter St SEDDON 3011	\$771,000	07/10/2019
2	146 Charles St SEDDON 3011	\$650,000	05/10/2019
3			

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:

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Property Type:
Land Size: 156 sqm approx
Agent Comments

Indicative Selling Price
\$670,000

Median House Price
Year ending December 2019: \$980,000

Comparable Properties



63 Walter St SEDDON 3011 (VG)

Agent Comments

2 - -

Price: \$771,000
Method: Sale
Date: 07/10/2019
Property Type: House (Res)
Land Size: 143 sqm approx

146 Charles St SEDDON 3011 (VG)

Agent Comments

3 - -

Price: \$650,000
Method: Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 287 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.