

## 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 4a William Street, Seddon Vic 3011

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,030,000 & \$1,080,000

#### Median sale price

Median price \$995,000 House X Unit Suburb Seddon

Period - From 01/04/2017 to 31/03/2018 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 | 12/37 Stephen St YARRAVILLE 3013 | \$1,140,000 | 23/02/2018   |
| 2 | 17 Berry St YARRAVILLE 3013      | \$1,116,000 | 25/11/2017   |
| 3 | 12a Junction St SEDDON 3011      | \$1,052,500 | 21/02/2018   |

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.