

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

19 Henry Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,075,000

&

\$1,125,000

Median sale price

Median price \$1,080,000

Property Type House

Suburb Seddon

Period - From 01/10/2019

to 30/09/2020

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	2 Stewart St YARRAVILLE 3013	\$1,140,000	20/07/2020
2	9 Browning St SEDDON 3011	\$1,120,000	09/10/2020
3	20 Gray St YARRAVILLE 3013	\$1,080,000	26/06/2020

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:

19/10/2020 11:39



3 1 0

Property Type: House
Land Size: 251 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,125,000
Median House Price
Year ending September 2020: \$1,080,000

Comparable Properties

2 Stewart St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

Price: \$1,140,000
Method: Private Sale
Date: 20/07/2020
Rooms: 5
Property Type: House (Res)
Land Size: 301 sqm approx



9 Browning St SEDDON 3011 (REI)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Private Sale
Date: 09/10/2020
Rooms: 4
Property Type: House (Res)
Land Size: 210 sqm approx



20 Gray St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 2 -

Price: \$1,080,000
Method: Sold Before Auction
Date: 26/06/2020
Property Type: House (Res)
Land Size: 164 sqm approx