

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 58 Hobbs Street, Seddon VIC 3011

Indicative selling price

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

Single price \$ or range between \$2,200,000 & \$2,300,000

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

Address of comparable property	Price	Date of sale
1. 20 Corris Street, Yarraville	\$2,500,000	02.08.2019
2. 2 Finlay Street, Yarraville	\$2,155,000	18.07.2019

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: 30.10.2019