

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 29 Bayview Road, Seddon Vic 3011

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,046,000 House Unit Suburb Seddon

Period - From 01/07/2017 to 30/06/2018 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	2/11 Fielding St YARRAVILLE 3013	\$1,151,000	18/08/2018
2	50 Ofarrell St YARRAVILLE 3013	\$1,112,000	26/05/2018
3	46 Wilson St YARRAVILLE 3013	\$1,030,000	28/07/2018

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.



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Rooms: 5
Property Type: House (Res)
Land Size: 232 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,100,000
Median House Price
 Year ending June 2018: \$1,046,000

Comparable Properties



2/11 Fielding St YARRAVILLE 3013 (REI)

Agent Comments

3 2 -

Price: \$1,151,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)



50 Ofarrell St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$1,112,000
Method: Sold Before Auction
Date: 26/05/2018
Rooms: 4
Property Type: House
Land Size: 223 sqm approx



46 Wilson St YARRAVILLE 3013 (REI)

Agent Comments

3 2 -

Price: \$1,030,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 190 sqm approx