

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	38 Alfred Street, Seddon Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,020,000	Hou	use X	Unit		Suburb	Seddon
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

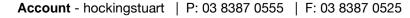
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/21-23 Bena St YARRAVILLE 3013	\$1,150,000	15/08/2017
2	30-32 Goulburn St YARRAVILLE 3013	\$1,121,500	28/10/2017
3	2/284 Somerville Rd KINGSVILLE 3012	\$1,015,000	02/09/2017

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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hockingstuart









Rooms:

Property Type: House Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** December quarter 2017: \$1,020,000

Comparable Properties



1/21-23 Bena St YARRAVILLE 3013 (REI/VG)





Price: \$1,150,000 Method: Private Sale Date: 15/08/2017

Rooms: -

Property Type: House (Res) Land Size: 234 sqm approx

2







Price: \$1,121,500 Method: Auction Sale Date: 28/10/2017

Rooms: 3

Property Type: House (Res)

Agent Comments

Agent Comments



2/284 Somerville Rd KINGSVILLE 3012

(REI/VG)





Price: \$1,015,000

Method: Sold Before Auction

Date: 02/09/2017 Rooms: 5

Property Type: Townhouse (Res) Land Size: 268 sqm approx

Agent Comments

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