

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

38 Alfred Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,020,000

House

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.

	Address 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.



3
 2
 2

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) Agent Comments

4
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Price: \$1,150,000
Method: Private Sale
Date: 15/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 234 sqm approx



30-32 Goulburn St YARRAVILLE 3013 (REI) Agent Comments

2
 1
 2

Price: \$1,121,500
Method: Auction Sale
Date: 28/10/2017
Rooms: 3
Property Type: House (Res)



2/284 Somerville Rd KINGSVILLE 3012 (REI/VG) Agent Comments

3
 2
 2

Price: \$1,015,000
Method: Sold Before Auction
Date: 02/09/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 268 sqm approx