

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 5/187 Charles Street, Seddon Vic 3011

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$550,000 House Unit X Suburb Seddon

Period - From 01/04/2017 to 31/03/2018 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	14/18 Tongue St YARRAVILLE 3013	\$335,000	18/03/2018
2	3/187 Charles St SEDDON 3011	\$325,000	18/04/2018
3	7/18 Tongue St YARRAVILLE 3013	\$320,000	02/12/2017

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.



1
 1
 1

Rooms: 2

Property Type: Apartment

Agent Comments

Updated 1 bedroom apartment in a small block located at the back

Indicative Selling Price

\$350,000

Median Unit Price

Year ending March 2018: \$550,000

Comparable Properties



14/18 Tongue St YARRAVILLE 3013 (REI)

1
 1
 1

Price: \$335,000

Method: Sold Before Auction

Date: 18/03/2018

Rooms: -

Property Type: Apartment

Agent Comments

Updated 1 bedroom apartment located in a larger block



3/187 Charles St SEDDON 3011 (REI)

1
 1
 1

Price: \$325,000

Method: Sold Before Auction

Date: 18/04/2018

Rooms: 2

Property Type: Apartment

Agent Comments

Same block, less desirable position in the block



7/18 Tongue St YARRAVILLE 3013 (REI/VG)

1
 1
 1

Price: \$320,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 2

Property Type: Unit

Agent Comments

Updated 1 bedroom apartment located in a larger block