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 | 32 Hotham 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 \$1,175,000 & \$1,250,000 | Range between | \$1,175,000 | & | \$1,250,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

Median sale price

| Median price | \$990,000 | Pro | perty Type | House | | Suburb | Seddon |
|---------------|------------|-----|------------|-------|--------|--------|--------|
| Period - From | 01/07/2018 | to | 30/06/2019 | | 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

| 1 | 20 Tarrengower St YARRAVILLE 3013 | \$1,203,000 | 14/09/2019 |
|---|-----------------------------------|-------------|------------|
| 2 | 22 Empress Av KINGSVILLE 3012 | \$1,187,500 | 21/09/2019 |
| 3 | 8 Kent St SEDDON 3011 | \$1,185,000 | 20/07/2019 |

OR

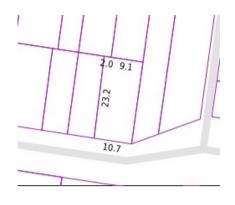
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 08/10/2019 15:06 |
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|--|------------------|



Date of sale

hockingstuart





Property Type: House (Previously

Occupied - Detached) Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price \$1,175,000 - \$1,250,000 **Median House Price** Year ending June 2019: \$990,000

Comparable Properties



20 Tarrengower St YARRAVILLE 3013 (REI)





Price: \$1,203,000 Method: Auction Sale Date: 14/09/2019

Property Type: House (Res)

Agent Comments



22 Empress Av KINGSVILLE 3012 (REI)





Price: \$1,187,500 Method: Auction Sale Date: 21/09/2019

Property Type: House (Res) Land Size: 281 sqm approx **Agent Comments**



8 Kent St SEDDON 3011 (REI)

- 2





Price: \$1,185,000

Method: Sold Before Auction

Date: 20/07/2019

Property Type: House (Res) Land Size: 282 sqm approx

Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



