

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

32 Hotham Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,175,000

&

\$1,250,000

Median sale price

Median price \$990,000

Property 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	Date of sale
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



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)

Agent Comments



Price: \$1,203,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)



22 Empress Av KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,187,500

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 281 sqm approx



8 Kent St SEDDON 3011 (REI)

Agent Comments



Price: \$1,185,000

Method: Sold Before Auction

Date: 20/07/2019

Property Type: House (Res)

Land Size: 282 sqm approx