

## 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

15 Alfred Street, Seddon Vic 3011

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$820,000

**Median sale price**

Median price \$1,053,750

House

X

Unit

Suburb

Seddon

Period - From 01/01/2018

to

31/12/2018

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	36 Fehon St YARRAVILLE 3013	\$822,000	23/03/2019
2	35 Bishop St KINGSVILLE 3012	\$805,000	26/02/2019
3	11 Dane St SEDDON 3011	\$800,000	15/12/2018

**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 1 1

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**36 Fehon St YARRAVILLE 3013 (REI)**

Agent Comments

3 1 -

**Price:** \$822,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** House



**35 Bishop St KINGSVILLE 3012 (REI)**

Agent Comments

2 1 1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 26/02/2019

**Rooms:** -

**Property Type:** House

**11 Dane St SEDDON 3011 (VG)**

Agent Comments

1 - -

**Price:** \$800,000

**Method:** Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 218 sqm approx