

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

86 Albert Street, Seddon Vic 3011

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$1,097,500

Property Type

House

Suburb

Seddon

Period - From

20/04/2020

to

19/04/2021

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	7 Chapman St SEDDON 3011	\$1,670,000	27/02/2021
2			
3			

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:

20/04/2021 10:28



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000

Median House Price

20/04/2020 - 19/04/2021: \$1,097,500

Comparable Properties



7 Chapman St SEDDON 3011 (REI)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

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.