

## 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

1/2a Pentland Parade, 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 \$1,060,000

#### Median sale price

Median price \$1,059,750

House

X

Unit

Suburb Seddon

Period - From 01/01/2018

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 | 12/37 Stephen St YARRAVILLE 3013 | \$1,140,000 | 23/02/2018   |
| 2 | 4a William St SEDDON 3011        | \$1,112,000 | 05/05/2018   |
| 3 | 12a Junction St SEDDON 3011      | \$1,052,500 | 21/02/2018   |

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 2 1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 160 sqm approx

**Agent Comments**

Three bedroom residence in the centre of Seddon, with off-street parking from the rear.

**Indicative Selling Price**

\$1,060,000

**Median House Price**

March quarter 2018: \$1,059,750

## Comparable Properties



**12/37 Stephen St YARRAVILLE 3013 (REI)**

3 2 2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 23/02/2018  
**Rooms:** -  
**Property Type:** House (Res)

**Agent Comments**

Three bedroom townhouse in a body corporate, slightly larger land



**4a William St SEDDON 3011 (REI)**

3 2 1

**Price:** \$1,112,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 189 sqm approx

**Agent Comments**

Three bedroom townhouse with parking from the rear



**12a Junction St SEDDON 3011 (REI/VG)**

3 3 1

**Price:** \$1,052,500  
**Method:** Private Sale  
**Date:** 21/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 153 sqm approx

**Agent Comments**

Three bedroom new build in a court location