

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

12 Alfred Street, Seddon Vic 3011

Indicative selling price

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

Range between \$895,000

&

\$945,000

Median sale price

Median price \$960,000

Property Type House

Suburb Seddon

Period - From 01/10/2018

to 30/09/2019

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	9 Staff St SEDDON 3011	\$960,000	19/10/2019
2	13 Alfred St SEDDON 3011	\$945,000	27/06/2019
3	70 Castlemaine St YARRAVILLE 3013	\$895,000	31/07/2019

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:

23/10/2019 17:09



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Property Type: House (Res)

Land Size: 224 sqm approx

Agent Comments

Indicative Selling Price

\$895,000 - \$945,000

Median House Price

Year ending September 2019: \$960,000

Comparable Properties



9 Staff St SEDDON 3011 (REI)

Agent Comments

3 1 -

Price: \$960,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 233 sqm approx



13 Alfred St SEDDON 3011 (VG)

Agent Comments

2 - -

Price: \$945,000

Method: Sale

Date: 27/06/2019

Property Type: House (Res)

Land Size: 251 sqm approx



70 Castlemaine St YARRAVILLE 3013 (VG)

Agent Comments

289 - -

Price: \$895,000

Method: Sale

Date: 31/07/2019

Property Type: House (Res)

Land Size: 175 sqm approx