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	50 Austin Street, Seddon Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,275,000	\$1,275,000
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Median sale price

Median price	\$1,188,750	Pro	perty Type	House		Suburb	Seddon
Period - From	01/01/2020	to	31/03/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	20 Alexander St SEDDON 3011	\$1,315,000	13/02/2020
2	99 Williamstown Rd SEDDON 3011	\$1,225,000	29/02/2020
3	53 Walter St SEDDON 3011	\$1,095,000	30/04/2020

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:	18/05/2020 10:51







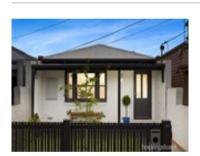


Property Type: House Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,275,000 **Median House Price** March quarter 2020: \$1,188,750

Comparable Properties



20 Alexander St SEDDON 3011 (REI/VG)

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Price: \$1.315.000

Method: Sold Before Auction

Date: 13/02/2020

Property Type: House (Res) Land Size: 279 sqm approx **Agent Comments**



99 Williamstown Rd SEDDON 3011 (REI/VG)

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Agent Comments

Method: Auction Sale Date: 29/02/2020 Rooms: 4

Price: \$1,225,000

Property Type: House (Res) Land Size: 359 sqm approx

53 Walter St SEDDON 3011 (REI)

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Agent Comments

Price: \$1,095,000 Method: Private Sale Date: 30/04/2020

Property Type: House (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



