

# 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

50 Austin 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)

Range between \$1,200,000

&

\$1,275,000

### Median sale price

Median price \$1,188,750

Property 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.

	Address 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)**

**Agent Comments**



**Price:** \$1,315,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2020  
**Property Type:** House (Res)  
**Land Size:** 279 sqm approx



**99 Williamstown Rd SEDDON 3011 (REI/VG)**

**Agent Comments**



**Price:** \$1,225,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 359 sqm approx



**53 Walter St SEDDON 3011 (REI)**

**Agent Comments**



**Price:** \$1,095,000  
**Method:** Private Sale  
**Date:** 30/04/2020  
**Property Type:** House (Res)