

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

26 Margaret Street, Seddon Vic 3011

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,066,500 Property Type House Suburb Seddon

Period - From 24/03/2020 to 23/03/2021 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	10 Emma St SEDDON 3011	\$968,000	28/11/2020
2	2/26 Emma St SEDDON 3011	\$950,000	18/12/2020
3	3/67-69 Gamon St SEDDON 3011	\$907,500	18/12/2020

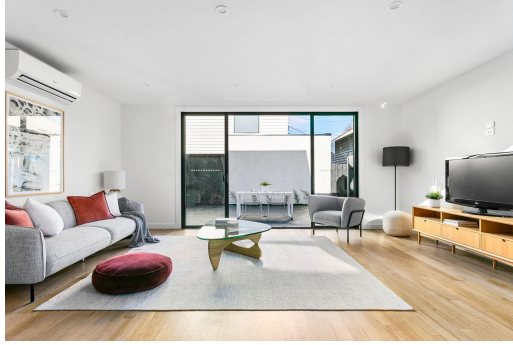
OR

~~**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:

24/03/2021 16:49

26 Margaret Street, Seddon Vic 3011



Property Type:
Agent Comments

Indicative Selling Price

\$890,000 - \$970,000

Median House Price

24/03/2020 - 23/03/2021: \$1,066,500

Comparable Properties

10 Emma St SEDDON 3011 (VG)

Agent Comments



Price: \$968,000

Method: Sale

Date: 28/11/2020

Property Type: House - Attached House N.E.C.

Land Size: 149 sqm approx



2/26 Emma St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 18/12/2020

Property Type: Townhouse (Res)

Land Size: 123 sqm approx



3/67-69 Gamon St SEDDON 3011 (REI)

Agent Comments



Price: \$907,500

Method: Private Sale

Date: 18/12/2020

Rooms: 4

Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044