

# Statement of Information



**80 Charles Street** Seddon 3011  
p: 03 8398 7800 f: 03 8398 7888  
**20 Hall Street** Newport 3015  
p: 03 9392 1878 f: 03 9399 2888

*Section 47AF of the Estate Agents Act 1980*

**Date Statement  
First Produced**

17/09/2018

**Date Statement  
Last Updated**

02/10/2018

## Property offered for sale

**Address**  
Including suburb &  
postcode

16 James Street, Seddon

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price**

**Or a range  
between**

\$960,000

**&**

\$980,000

## Median sale price

**Median price**

1,052,000

**House**

**Suburb**

Seddon

**Period: from**

01/04/2018

**to**

30/06/2018

**Source**

REIV

## Comparable property sales

These are the three properties sold within two kilometers 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 Thomson Street, Seddon	\$926,000	11/08/2018
2. 78 Gamon Street, Seddon	\$975,000	04/04/2018
3. 86 Bayview Road, Yarraville	\$910,000	11/04/2018