

# 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

14 Princess 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 \$900,000 & \$950,000

### Median sale price

Median price \$980,000 Property Type House Suburb Seddon

Period - From 01/01/2019 to 31/12/2019 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 Stewart St YARRAVILLE 3013	\$990,000	07/12/2019
2	41 Austin St SEDDON 3011	\$950,000	19/10/2019
3	9 Bilston St SEDDON 3011	\$900,000	26/10/2019

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:

21/01/2020 11:58



2 1 0

**Property Type:** House (Res)  
**Land Size:** 315.399993896484  
 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

Year ending December 2019: \$980,000

Please see agents notes next to comparable sales.

## Comparable Properties

### 9 Stewart St YARRAVILLE 3013 (REI)

2 1 2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** House (Res)

#### Agent Comments

14 Princess is a better location Land size on 9 Stewart is smaller 9 Stewart is a similar style property also in need of renovations. Only 2 bedrooms.



### 41 Austin St SEDDON 3011 (REI/VG)

3 1 -

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** House  
**Land Size:** 164 sqm approx

#### Agent Comments

Smaller block. Double fronted however, with one less bedroom. In need of updating.

### 9 Bilston St SEDDON 3011 (REI/VG)

3 1 -

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx

#### Agent Comments

Inferior location, smaller land size. This home however is a double front, in need of renovations at the time of sale.