

# 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

5 Webster 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 \$1,350,000

&

\$1,425,000

### Median sale price

Median price \$1,330,000

Property Type House

Suburb Seddon

Period - From 01/04/2021

to

30/06/2021

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 | 11 Regent St YARRAVILLE 3013   | \$1,441,000 | 03/07/2021   |
| 2 | 19 Empress Av KINGSVILLE 3012  | \$1,393,000 | 08/05/2021   |
| 3 | 29 Regent St YARRAVILLE 3013   | \$1,360,000 | 04/06/2021   |

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:

18/08/2021 10:58



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 270 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,350,000 - \$1,425,000  
**Median House Price**  
 June quarter 2021: \$1,330,000

## Comparable Properties

### 11 Regent St YARRAVILLE 3013 (REI)

**Agent Comments**

4 2 -

**Price:** \$1,441,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)



### 19 Empress Av KINGSVILLE 3012 (REI/VG)

**Agent Comments**

3 2 -

**Price:** \$1,393,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx



### 29 Regent St YARRAVILLE 3013 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 04/06/2021  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 215 sqm approx