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	49 Hobbs Street, Seddon Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$875,000	&	\$960,000
Range between	\$875,000	&	\$960,000

Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	Seddon
Period - From	01/10/2018	to	30/09/2019		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.

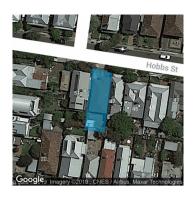
Ad	dress of comparable property	Price	Date of sale
1	41 Station Rd SEDDON 3011	\$1,035,000	31/07/2019
2	155 Charles St SEDDON 3011	\$1,002,000	27/06/2019
3	13 Alfred St SEDDON 3011	\$945,000	27/06/2019

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:	25/11/2019 23:57











Property Type: House (Previously Occupied - Detached) Land Size: 247 sqm approx

Agent Comments

Indicative Selling Price \$875,000 - \$960,000 **Median House Price** Year ending September 2019: \$960,000

Comparable Properties



41 Station Rd SEDDON 3011 (REI/VG)

-2





☎.

Price: \$1.035.000 Method: Private Sale Date: 31/07/2019 Property Type: House Land Size: 212 sqm approx

155 Charles St SEDDON 3011 (REI/VG)

└─ 2







Price: \$1,002,000

Method: Sold Before Auction

Date: 27/06/2019

Property Type: House (Res) Land Size: 248 sqm approx

Agent Comments

Agent Comments

Agent Comments

13 Alfred St SEDDON 3011 (VG)







Price: \$945,000 Method: Sale Date: 27/06/2019

Property Type: House (Res) Land Size: 251 sqm approx

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



