

# 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

49 Hobbs 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 \$875,000 & \$960,000

### Median sale price

Median price \$960,000 Property 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.

	Address 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

49 Hobbs Street, Seddon Vic 3011



**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)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,002,000

**Method:** Sold Before Auction

**Date:** 27/06/2019

**Property Type:** House (Res)

**Land Size:** 248 sqm approx

**13 Alfred St SEDDON 3011 (VG)**

Agent Comments



**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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.