

# 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 Station Road, Seddon VIC 3011

### Indicative selling price

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

Single price or range between \$1,575,000 & \$1,675,000

### Median sale price

Median price \$927,000 Property type House Suburb Seddon

Period - From 01.07.2019 to 30.09.2019 Source REIV

### Comparable property sales

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. 2 Pearce Street, Yarraville	\$1,620,000	10.08.2019
2. 22 Seddon Street, Seddon	\$1,600,000	15.06.2019
3. 60 Fehon Street, Yarraville	\$1,825,000	10.05.2019

This Statement of Information was prepared on: 30.10.2019