

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

20 Alexander Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

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	2/134 Charles St SEDDON 3011	\$1,250,000	09/12/2019
2	103 Gamon St YARRAVILLE 3013	\$1,243,500	07/12/2019
3	10 Grace St YARRAVILLE 3013	\$1,210,000	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:

14/01/2020 15:58



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Property Type: House
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending September 2019: \$960,000

Comparable Properties



2/134 Charles St SEDDON 3011 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 09/12/2019
Rooms: 4
Property Type: Townhouse (Res)

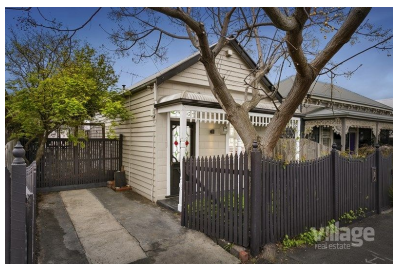


103 Gamon St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$1,243,500
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)



10 Grace St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$1,210,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 244 sqm approx