

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

1 Florence Street, Seddon Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$940,000

Median sale price

Median price \$917,000

House

X

Unit

Suburb Seddon

Period - From 01/04/2017

to

30/06/2017

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	19 Station Rd SEDDON 3011	\$940,000	27/05/2017
2	23 Gray St YARRAVILLE 3013	\$921,000	16/09/2017
3	12 Bilston St SEDDON 3011	\$895,000	20/07/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
June quarter 2017: \$917,000

Comparable Properties



19 Station Rd SEDDON 3011 (REI)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 207 sqm approx



23 Gray St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$921,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 3
Property Type: House (Res)



12 Bilston St SEDDON 3011 (VG)

Agent Comments



Price: \$895,000
Method: Sale
Date: 20/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 192 sqm approx