

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

7/21 Bellairs Avenue, Seddon Vic 3011

Indicative selling price

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

Range between \$535,000 & \$570,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Seddon

Period - From 16/01/2022 to 15/01/2023 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	103/200 Stephen St YARRAVILLE 3013	\$585,000	27/10/2022
2	109/125 Francis St YARRAVILLE 3013	\$566,500	17/08/2022
3	2/46 Bayview Rd SEDDON 3011	\$535,000	25/11/2022

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:

16/01/2023 11:20



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Property Type: Apartment
Land Size: 63 sqm approx
Agent Comments

Indicative Selling Price

\$535,000 - \$570,000

Median Unit Price

16/01/2022 - 15/01/2023: \$490,000

Comparable Properties



103/200 Stephen St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$585,000

Method: Sale

Date: 27/10/2022

Property Type: Strata Unit/Flat

109/125 Francis St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$566,500

Method: Sale

Date: 17/08/2022

Property Type: Strata Unit/Flat



2/46 Bayview Rd SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 25/11/2022

Property Type: Villa