



2
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Rooms:
Property Type: House (Res)
Land Size: 104 sqm
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 March quarter 2017: \$1,028,500

Comparable Properties



43 Ballarat St YARRAVILLE 3013 (REI/VG)

Agent Comments

2
 1
 -

Price: \$767,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 3
Property Type: House (Res)
Land Size: 127 sqm



12 Arran St SEDDON 3011 (REI)

Agent Comments

2
 2
 -

Price: \$761,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 120 sqm



13 Pearce St YARRAVILLE 3013 (REI)

Agent Comments

2
 1
 -

Price: \$710,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 3
Property Type: House (Res)
Land Size: 160 sqm

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

2A Austin Street, Seddon Vic 3011

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,028,500

House

X

Suburb

Seddon

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
43 Ballarat St YARRAVILLE 3013	\$767,000	25/02/2017
12 Arran St SEDDON 3011	\$761,000	25/03/2017
13 Pearce St YARRAVILLE 3013	\$710,000	04/03/2017