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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

147 Charles Street Seddon VIC 3011

4 2 1

### Indicative Selling Price

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

Range between \$1,650,000 & \$1,780,000

### Median Sale Price

\$1,043,000 Houses in Seddon between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**171 Charles Street Seddon VIC 3011** Sold Price **\$2,100,000** Sold Date **08-Mar-18**

3 1 1

Distance **0.13km**



**28 Gamon Street Seddon VIC 3011** Sold Price **\$1,930,000** Sold Date **26-Nov-18**

6 3 2

Distance **0.21km**



**24 Princess Street Seddon VIC 3011** Sold Price **\$1,790,000** Sold Date **13-Oct-18**

3 2 1

Distance **0.89km**

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