

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

48 Hamilton Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,151,000

Property Type House

Suburb Seddon

Period - From 01/10/2020

to 31/12/2020

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	3a Lawrence St SEDDON 3011	\$1,470,000	18/02/2021
2	31 Hamilton St SEDDON 3011	\$1,455,000	24/10/2020
3	2 Brooks PI YARRAVILLE 3013	\$1,435,000	06/10/2020

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:

01/03/2021 16:39



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

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 December quarter 2020: \$1,151,000

Comparable Properties



3a Lawrence St SEDDON 3011 (REI)

Agent Comments

3 1 1

Price: \$1,470,000
Method: Auction Sale
Date: 18/02/2021
Property Type: House (Res)



31 Hamilton St SEDDON 3011 (REI/VG)

Agent Comments

3 1 2

Price: \$1,455,000
Method: Auction Sale
Date: 24/10/2020
Property Type: House (Res)
Land Size: 373 sqm approx



2 Brooks Pl YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,435,000
Method: Sale
Date: 06/10/2020
Property Type: House (Res)
Land Size: 262 sqm approx