

# 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

11 Gledhill Street, Seddon Vic 3011

### Indicative selling price

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

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$960,000

Property Type House

Suburb Seddon

Period - From 30/01/2019

to

29/01/2020

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	9 Staff St SEDDON 3011	\$960,000	19/10/2019
2	9 Bilston St SEDDON 3011	\$900,000	26/10/2019
3	63 Walter St SEDDON 3011	\$771,000	07/10/2019

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:

30/01/2020 15:28

11 Gledhill Street, Seddon Vic 3011



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

30/01/2019 - 29/01/2020: \$960,000

## Comparable Properties



**9 Staff St SEDDON 3011 (REI/VG)**

Agent Comments



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 233 sqm approx

**9 Bilston St SEDDON 3011 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 203 sqm approx



**63 Walter St SEDDON 3011 (VG)**

Agent Comments



**Price:** \$771,000

**Method:** Sale

**Date:** 07/10/2019

**Property Type:** House (Res)

**Land Size:** 143 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.