

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

99 Williamstown Road, Seddon Vic 3011

Indicative selling price

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

Range between \$1,000,000 & \$1,010,000

Median sale price

Median price \$970,000 Property Type House Suburb Seddon

Period - From 24/02/2019 to 23/02/2020 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	16 Gordon Pde YARRAVILLE 3013	\$1,027,000	10/12/2019
2	10 Staff St SEDDON 3011	\$1,024,000	22/11/2019
3	52 Bena St YARRAVILLE 3013	\$1,000,000	20/12/2019

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:

24/02/2020 14:50

99 Williamstown Road, Seddon Vic 3011

Terry Fitzpatrick

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Indicative Selling Price

\$1,000,000 - \$1,010,000

Median House Price

24/02/2019 - 23/02/2020: \$970,000



 3  1  0

Property Type: House (Res)

Land Size: 358.700012207031
sqm approx

Agent Comments

Comparable Properties



16 Gordon Pde YARRAVILLE 3013 (REI)

Agent Comments

 3  2  1

Price: \$1,027,000

Method: Sold Before Auction

Date: 10/12/2019

Property Type: House (Res)



10 Staff St SEDDON 3011 (REI)

Agent Comments

 3  1  -

Price: \$1,024,000

Method: Private Sale

Date: 22/11/2019

Rooms: 4

Property Type: House



52 Bena St YARRAVILLE 3013 (REI)

Agent Comments

 4  2  3

Price: \$1,000,000

Method: Private Sale

Date: 20/12/2019

Property Type: House

Land Size: 462 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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.