

## 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

15 Lily 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 \$950,000 & \$980,000

#### Median sale price

Median price \$1,053,750 House X Unit Suburb Seddon

Period - From 01/01/2018 to 31/12/2018 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	32 Lily St SEDDON 3011	\$1,000,000	08/12/2018
2	44 Ofarrell St YARRAVILLE 3013	\$935,000	12/02/2019
3	31a Emma St SEDDON 3011	\$915,000	16/02/2019

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.



3 2 1

**Rooms:** 5

**Property Type:** House

**Land Size:** 140 sqm approx

**Agent Comments**

Brand new house, architecturally designed, with a high end finish.

## Comparable Properties



**32 Lily St SEDDON 3011 (VG)**

2 - -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 195 sqm approx

**Agent Comments**

Directly across the road, larger land but only a two bedroom



**44 Ofarrell St YARRAVILLE 3013 (REI)**

2 1 -

**Price:** \$935,000

**Method:** Private Sale

**Date:** 12/02/2019

**Rooms:** -

**Property Type:** House

**Agent Comments**



**31a Emma St SEDDON 3011 (REI)**

3 2 1

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 125 sqm approx

**Agent Comments**

Smaller land and attached on both sides