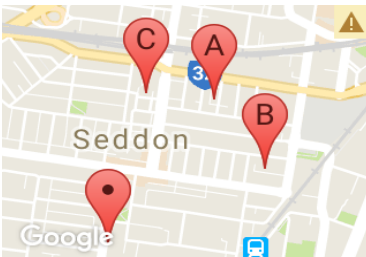


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**59 GAMON STREET, SEDDON, VIC 3011**
 2
  1
  -
Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$880,000 to \$930,000**

MEDIAN SALE PRICE

**SEDDON, VIC, 3011****Suburb Median Sale Price (House)****\$995,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

**12 BILSTON ST, SEDDON, VIC 3011**
 2
  2
  -
Sale Price**\$895,000**

Sale Date: 20/07/2017

Distance from Property: 623m

**10 JUNCTION ST, SEDDON, VIC 3011**
 2
  1
  -
Sale Price**\$895,000**

Sale Date: 09/05/2017

Distance from Property: 580m

**6 ALEXANDER ST, SEDDON, VIC 3011**
 3
  1
  -
Sale Price***\$900,000**

Sale Date: 17/06/2017

Distance from Property: 559m



This report has been compiled on 12/01/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

59 GAMON STREET, SEDDON, VIC 3011

Indicative selling price

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

Price Range:

\$880,000 to \$930,000

Median sale price

Median price

\$995,000

House

X

Unit

Suburb

SEDDON

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
12 BILSTON ST, SEDDON, VIC 3011	\$895,000	20/07/2017
10 JUNCTION ST, SEDDON, VIC 3011	\$895,000	09/05/2017
6 ALEXANDER ST, SEDDON, VIC 3011	*\$900,000	17/06/2017