

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

4B Charles Street, Seddon Vic 3011

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$1,080,000

Property Type House

Suburb Seddon

Period - From 01/10/2019

to 30/09/2020

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	10/55 Moreland St FOOTSCRAY 3011	\$890,000	04/07/2020
2	4/22 Vigo St SEDDON 3011	\$850,000	18/07/2020
3			

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:

22/10/2020 11:16



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

Year ending September 2020: \$1,080,000

Comparable Properties



10/55 Moreland St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$890,000

Method: Auction Sale

Date: 04/07/2020

Property Type: House (Res)

4/22 Vigo St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 18/07/2020

Property Type: Townhouse (Res)

Land Size: 179 sqm approx

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.