

## 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	32 Tennyson Street, Seddon Vic 3011
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#### Indicative selling price

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

Range between	\$980,000	&	\$1,030,000
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#### Median sale price

Median price	\$917,000	House	X	Unit		Suburb	Seddon
Period - From	01/04/2017	to	30/06/2017	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	2 Seddon St SEDDON 3011	\$1,025,000	02/03/2017
2	26 Austin St SEDDON 3011	\$995,000	07/03/2017
3	29 Tennyson St SEDDON 3011	\$950,000	13/05/2017

**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.



2   1   0

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 221.199996948242

sqm approx

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,030,000

**Median House Price**

June quarter 2017: \$917,000

## Comparable Properties



**2 Seddon St SEDDON 3011 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,025,000

**Method:** Sold Before Auction

**Date:** 02/03/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 243 sqm approx



**26 Austin St SEDDON 3011 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 07/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 240 sqm approx



**29 Tennyson St SEDDON 3011 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 220 sqm approx