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

SS 32 Tennyson Street, Seddon Vic 3011 Id Ie

Indicative selling price

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

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

Median price	\$917,000	Hou	ise X	Ur	nit			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.

Ade	dress 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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

propertydata

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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.



hockingstuart





Rooms: Property Type: House (Res) Land Size: 221.199996948242 sqm approx Agent Comments

Adam Welling 8387 0507 0434 838 830 awelling@hockingstuart.com.au

> **Indicative Selling Price** \$980,000 - \$1,030,000 **Median House Price** June guarter 2017: \$917,000

Comparable Properties



Price: \$1,025,000 Method: Sold Before Auction Date: 02/03/2017 Rooms: 3 Property Type: House (Res) Land Size: 243 sqm approx

1 2



26 Austin St SEDDON 3011 (REI/VG)

2 Seddon St SEDDON 3011 (REI/VG)



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) ά. 1

Agent Comments

Agent Comments

Agent Comments

Price: \$950,000 Method: Auction Sale Date: 13/05/2017 Rooms: 5 Property Type: House (Res) Land Size: 220 sqm approx

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