

STATEMENT OF INFORMATION

26 WALTER STREET, SEDDON, VIC 3011

PREPARED BY DION CLEMMENS, SWEENEY ESTATE AGENTS YARRAVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

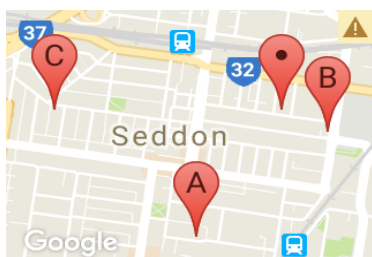
**26 WALTER STREET, SEDDON, VIC 3011**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$930,000 to \$1,020,000**

Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE

**SEDDON, VIC, 3011****Suburb Median Sale Price (House)****\$945,000**

01 April 2017 to 31 March 2018

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.

**34 HOTHAM ST, SEDDON, VIC 3011**

2
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Sale Price**\$1,040,000**

Sale Date: 28/10/2017

Distance from Property: 533m

**82 ALBERT ST, SEDDON, VIC 3011**

2
 1
 1

Sale Price***\$1,067,000**

Sale Date: 03/03/2018

Distance from Property: 168m

**173 PILGRIM ST, SEDDON, VIC 3011**

2
 1
 1

Sale Price**\$1,020,000**

Sale Date: 10/10/2017

Distance from Property: 744m

This report has been compiled on 05/04/2018 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

26 WALTER STREET, SEDDON, VIC 3011

Indicative selling price

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

Price Range:

\$930,000 to \$1,020,000

Median sale price

Median price

\$945,000

House

X

Unit

Suburb

SEDDON

Period

01 April 2017 to 31 March 2018

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
34 HOTHAM ST, SEDDON, VIC 3011	\$1,040,000	28/10/2017
82 ALBERT ST, SEDDON, VIC 3011	*\$1,067,000	03/03/2018
173 PILGRIM ST, SEDDON, VIC 3011	\$1,020,000	10/10/2017