

STATEMENT OF INFORMATION

28 CHARLES STREET, SEDDON, VIC 3011

PREPARED BY MYKAEL DIDOLIS, SWEENEY ESTATE AGENTS FOOTSCRAY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

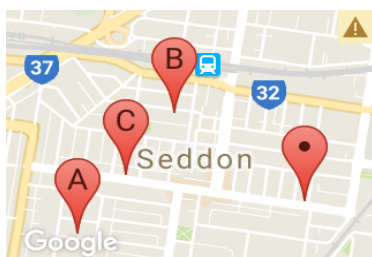
**28 CHARLES STREET, SEDDON, VIC 3011** 4 1 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **975,000 to 1,010,000**

Provided by: Mykael Didolis, Sweeney Estate Agents Footscray

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.

**42 SEDDON ST, SEDDON, VIC 3011** 3 1 -

Sale Price

\$970,000

Sale Date: 25/11/2017

Distance from Property: 755m

**21 ALEXANDER ST, SEDDON, VIC 3011** 3 2 -

Sale Price

\$1,070,000

Sale Date: 06/11/2017

Distance from Property: 531m

**1/134 CHARLES ST, SEDDON, VIC 3011** 3 2 1

Sale Price

***\$1,080,000**

Sale Date: 21/10/2017

Distance from Property: 593m

This report has been compiled on 23/02/2018 by Sweeney Estate Agents Footscray. 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

28 CHARLES STREET, SEDDON, VIC 3011

Indicative selling price

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

Price Range:

975,000 to 1,010,000

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
42 SEDDON ST, SEDDON, VIC 3011	\$970,000	25/11/2017
21 ALEXANDER ST, SEDDON, VIC 3011	\$1,070,000	06/11/2017
1/134 CHARLES ST, SEDDON, VIC 3011	*\$1,080,000	21/10/2017