

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	36A Lily Street, Seddon Vic 3011
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Indicative selling price

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

Single price	\$865,000
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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	1/22 Vigo St SEDDON 3011	\$886,000	22/07/2017
2	1/56 Bayview Rd SEDDON 3011	\$860,000	18/04/2017
3	122 Pilgrim St SEDDON 3011	\$814,000	19/07/2017

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.~~

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2 2 1

Rooms: 4

Property Type: Townhouse

Land Size: 110 sqm approx

Agent Comments

Indicative Selling Price

\$865,000

Median House Price

June quarter 2017: \$917,000

Comparable Properties



1/22 Vigo St SEDDON 3011 (REI)

Agent Comments

3 2 2

Price: \$886,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 5

Property Type: Apartment



1/56 Bayview Rd SEDDON 3011 (VG)

Agent Comments

3 - -

Price: \$860,000

Method: Sale

Date: 18/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 207 sqm approx



122 Pilgrim St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$814,000

Method: Sold Before Auction

Date: 19/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 129 sqm approx