

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

22 Margaret Street, Seddon Vic 3011

Indicative selling price

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

Range between

\$700,000

&

\$750,000

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	68 Windsor St SEDDON 3011	\$785,000	20/05/2017
2	53 Lynch St FOOTSCRAY 3011	\$750,000	23/05/2017
3	51 Roberts St WEST FOOTSCRAY 3012	\$715,000	23/05/2017

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 - -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 278 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 June quarter 2017: \$917,000

Comparable Properties

68 Windsor St SEDDON 3011 (REI)

Agent Comments

2 - -

Price: \$785,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)



53 Lynch St FOOTSCRAY 3011 (VG)

Agent Comments

2 - -

Price: \$750,000
Method: Sale
Date: 23/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 294 sqm approx



51 Roberts St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 -

Price: \$715,000
Method: Private Sale
Date: 23/05/2017
Rooms: 3
Property Type: House
Land Size: 315 sqm approx