

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

18 Alexander Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,300,000 & \$1,385,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Seddon

Period - From 01/04/2023 to 31/03/2024 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	31 Blackwood St YARRAVILLE 3013	\$1,300,000	23/03/2024
2	47 Alexander St SEDDON 3011	\$1,250,000	19/04/2024
3	86 Coronation St KINGSVILLE 3012	\$1,240,000	20/04/2024

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.~~

This Statement of Information was prepared on:

24/06/2024 15:58



 3  2  2

Property Type: House

Agent Comments

Single fronted weatherboard home, with double carport

Indicative Selling Price

\$1,300,000 - \$1,385,000

Median House Price

Year ending March 2024: \$1,180,000

Comparable Properties



31 Blackwood St YARRAVILLE 3013 (REI/VG)

 3  2  -

Price: \$1,300,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 212 sqm approx

Agent Comments

Land size and accommodation similar, our superior location and has double car garage



47 Alexander St SEDDON 3011 (REI/VG)

 3  2  -

Price: \$1,250,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 219 sqm approx

Agent Comments

Similar location and land size, we have a double car garage



86 Coronation St KINGSVILLE 3012 (REI)

 3  1  1

Price: \$1,240,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 277 sqm approx

Agent Comments

Our property has extra bathroom and double car garage