

# 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

5C Bellairs Avenue, Seddon Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,185,000

Property Type House

Suburb Seddon

Period - From 01/01/2024

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	52 Seddon St SEDDON 3011	\$1,650,000	04/05/2024
2	26 Princess St SEDDON 3011	\$1,620,000	09/12/2023
3	3 Bute St SEDDON 3011	\$1,600,000	16/02/2024

**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:

06/06/2024 11:41



 4  3  2

**Property Type:** Residential

**Land Size:** 244 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

March quarter 2024: \$1,185,000

## Comparable Properties



**52 Seddon St SEDDON 3011 (REI)**

Agent Comments

 3  2  -

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 04/05/2024

**Property Type:** House



**26 Princess St SEDDON 3011 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 292 sqm approx



**3 Bute St SEDDON 3011 (REI/VG)**

Agent Comments

 5  3  2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 16/02/2024

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 137 sqm approx