

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

65 Windsor Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,156,000 Property Type House Suburb Seddon

Period - From 01/07/2022 to 30/06/2023 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	6 Austin St SEDDON 3011	\$1,152,000	17/06/2023
2	74 Victoria St FOOTSCRAY 3011	\$1,035,000	14/03/2023
3	56 Austin St SEDDON 3011	\$940,000	11/04/2023

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:

29/07/2023 10:26



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Rooms: 4
Property Type: House
Land Size: 188 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2023: \$1,156,000

Comparable Properties



6 Austin St SEDDON 3011 (REI)

Agent Comments

2 1 -

Price: \$1,152,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 194 sqm approx



74 Victoria St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 1 1

Price: \$1,035,000
Method: Sold Before Auction
Date: 14/03/2023
Property Type: House (Res)
Land Size: 345 sqm approx



56 Austin St SEDDON 3011 (REI/VG)

Agent Comments

3 1 -

Price: \$940,000
Method: Private Sale
Date: 11/04/2023
Property Type: House
Land Size: 214 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099