

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/33 and 4/33 Emma Street, SEDDON 3011

House

2 beds

2 baths

1 parking

Indicative selling price

Townhouse 2 Range **\$720,000 - \$770,000**

Townhouse 4 Range **\$800,000 - \$850,000**

Suburb unit median sale price

Median **House** for **SEDDON** for period **Sep 2017 - Jan 2018**
Sourced from **Pricefinder**.

\$990,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

Townhouse 2

2A Austin Street,
Seddon 3011

Price **\$750,000** Sold 01 July
2017

1 Sturt Street,
Yarraville 3013

Price **\$807,000** Sold 25
November 2017

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

Townhouse 4

53 Lily Street,
Seddon 3011

Price **\$850,000** Sold 11
September 2017

2/26 Emma Street,
Seddon 3011

Price **\$920,000** Sold 17
November 2017

5B Emma Street,

Price **\$925,000** Sold 20

Ray White Yarraville

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Contact agents



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Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

