

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

25 Bayview Road, Seddon Vic 3011

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,046,000

House

X

Unit

Suburb

Seddon

Period - From

01/04/2018

to

31/03/2019

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 | 31a Sussex St YARRAVILLE 3013 | \$1,240,000 | 26/02/2019 |
| 2 | 49 Tarrengower St YARRAVILLE 3013 | \$1,225,000 | 06/04/2019 |
| 3 | 108 Bayview Rd YARRAVILLE 3013 | \$1,170,000 | 18/03/2019 |

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.



Rooms:
Property Type: House
Land Size: 278 sqm approx

Agent Comments

Fully renovated double fronted Edwardian. Set on a corner block offering 3 bedrooms, 1 bathroom and off street parking for 1 car. Offers a large open plan living/dining area flowing onto a landscaped rear garden.

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2019: \$1,046,000

Comparable Properties



31a Sussex St YARRAVILLE 3013 (REI)



Price: \$1,240,000
Method: Sold Before Auction
Date: 26/02/2019
Rooms: -
Property Type: House (Res)

Agent Comments

Sussex Street a slightly more modern take and offers an additional bathroom. Both homes offer similar accommodation and immaculate throughout.



49 Tarrengower St YARRAVILLE 3013 (REI/VG)



Price: \$1,225,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 259 sqm approx

Agent Comments

Similar accommodation and land size as each other. Whilst Tarrengower had a less appealing facade, both homes have been neatly restored.



108 Bayview Rd YARRAVILLE 3013 (VG)



Price: \$1,170,000
Method: Sale
Date: 18/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments

Both homes offer very similar floor plans and are on nearly identical land portions. Bayview Rd has a superior facade treatment, off street parking and is also positioned on a corner block.