



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**32 Hamilton Street,
SEDDON 3011**

House



2 beds



1 baths

Indicative selling price

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

Single price \$750,000

Median sale price

Median **House** for **SEDDON** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$960,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

1/2 Simpson Street,
Yarraville 3013

Price **\$780,000** Sold 12
October 2019

1 Little Smith Street,
Yarraville 3013

Price **\$800,000** Sold 21
September 2019

3/292 Nicholson Street,
Seddon 3011

Price **\$751,000** Sold 23
February 2019

This Statement of Information was prepared on 22nd Nov 2019

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.

Ray White Seddon

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Contact agents



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