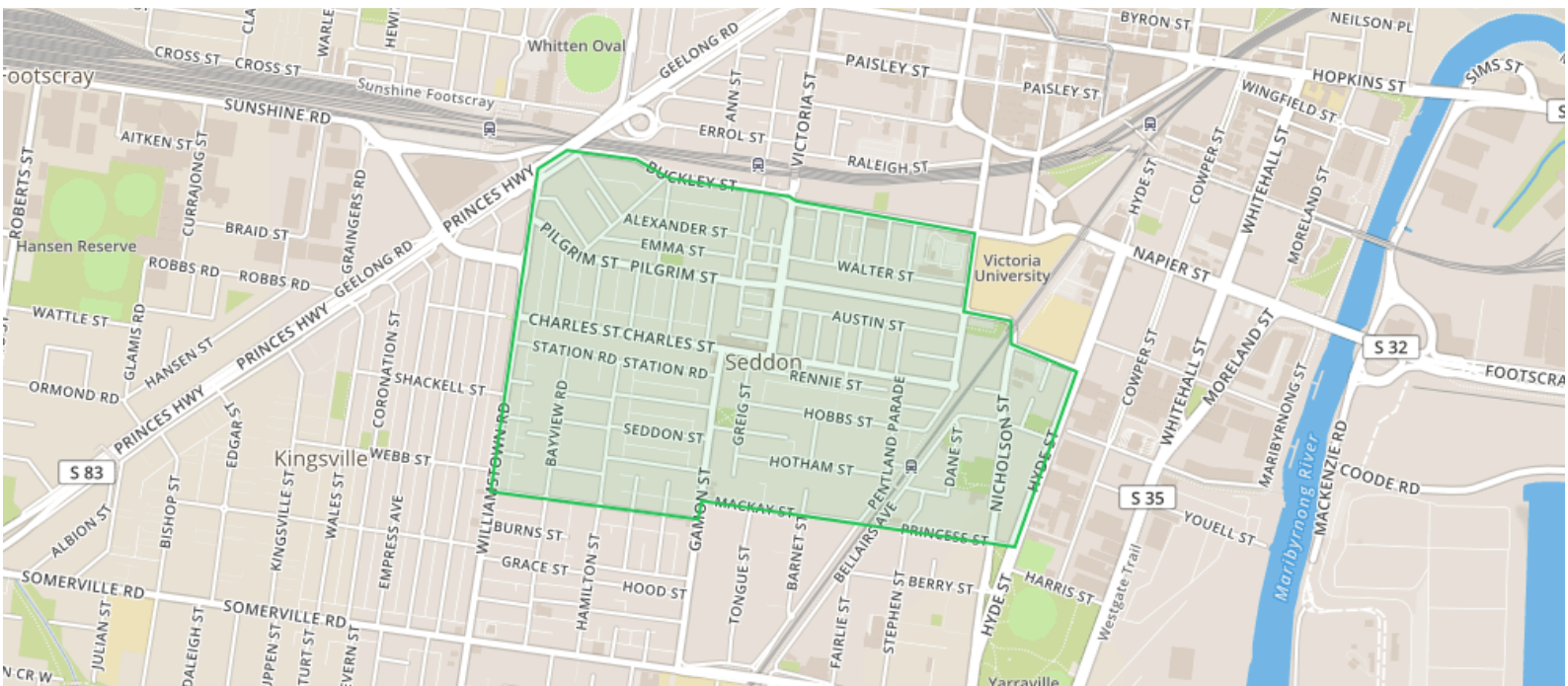


Suburb Report

Seddon VIC 3011



Seddon VIC 3011



The size of Seddon is approximately 0.9 square kilometres.

It has 4 parks covering nearly 1.4% of total area.

The population of Seddon in 2011 was 4,851 people.

By 2016 the population was 5,125 showing a population growth of 5.6% in the area during that time.

The predominant age group in Seddon is 30-39 years.

Households in Seddon are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments.

In general, people in Seddon work in a professional occupation.

In 2011, 60.3% of the homes in Seddon were owner-occupied compared with 57% in 2016.



House
Current Median

\$950,000



Unit
Current Median

\$702,000



Listings
last 12 month

21

Recent Activity

Total sales
last 12 months

94

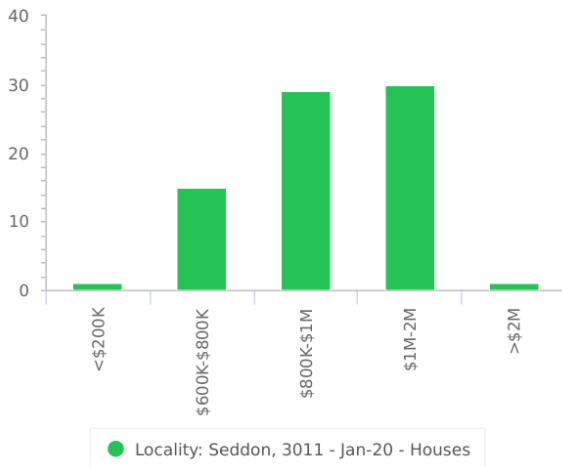


Why is recent activity important to me?

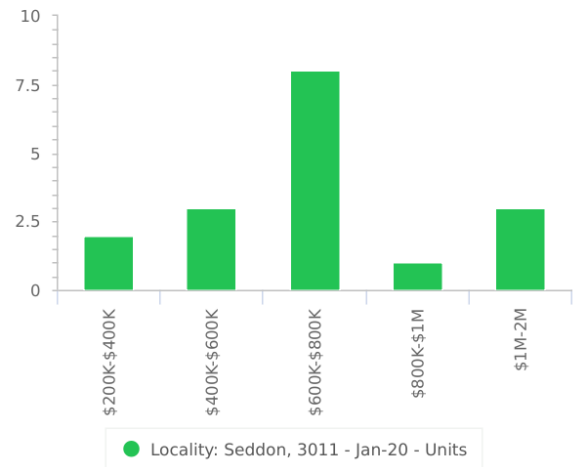
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



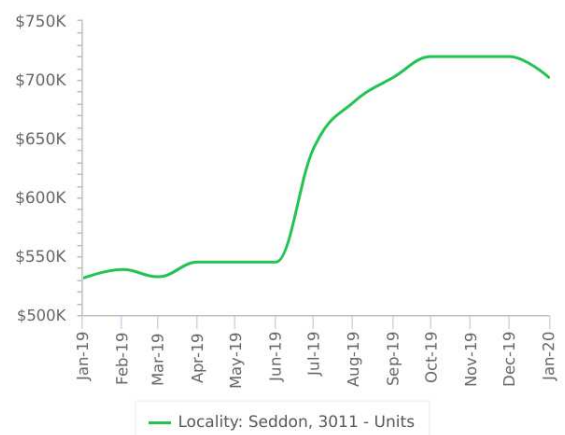
Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



Recent Sales

HOUSE

0 BED 0 BATH 0 CAR

84 WINDSOR STREET
SEDDON VIC 3011

\$650,000

02/04/20



IMPORTANT
Inspections Strictly By Appointment

Due to the discontinuance of open inspections, all property inspections are now conducted by private appointment only. Prior to arranging a viewing, please ensure that the property suits your needs and requirements. Please do this by:

- Reviewing the photo & video
- Reading through the information in the advertisement
- Please watch the relevant property's information video.

Once you have confirmed the property is of interest, please complete a form application with the following information:

- Current contact details (including your preferred method of contact)
- Three sources of payment
- Date points of ID

We will then process your application and if approved, then arrange a time for you to walk through the property.

Thank you for co-operation
The team at Elite Property Rentals

HOUSE

2 BED 1 BATH 0 CAR

66 GAMON STREET
SEDDON VIC 3011

\$1,000,000

23/03/20

HOUSE

2 BED 1 BATH 1 CAR

17 SCOTT STREET
SEDDON VIC 3011

\$875,000

09/04/20



RT Edgar
INSPECTION POLICY

Call to arrange a private viewing
Reece Pearson 0421 380 996 or Joanne Royston 0402 996 622

To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.

2 People per Party
Major decision makers only per party/group. Max of 4 people in property at one time.

No Touching
Please refrain from touching anything during the inspection.

Social Distancing
1.5m

Please do not enter if you have:

- Returned from overseas travel in the last 14 days.
- come into contact with someone who has returned from overseas travel, or has been diagnosed or exposed to the virus in the last 14 days.
- Any Coronavirus symptoms.

UNIT

1 BED 1 BATH 1 CAR

4/90 CHARLES STREET
SEDDON VIC 3011

\$460,000

25/03/20



UNIT

1 BED 1 BATH 1 CAR

1/90 CHARLES STREET
SEDDON VIC 3011

\$460,000

25/03/20

HOUSE

3 BED 2 BATH 1 CAR

306 NICHOLSON STREET
SEDDON VIC 3011

\$900,000

13/03/20



HOUSE

4 BED 1 BATH 1 CAR

28 CHARLES STREET
SEDDON VIC 3011

\$1,152,500

29/02/20

HOUSE

3 BED 1 BATH 2 CAR

156 CHARLES STREET
SEDDON VIC 3011

\$1,521,000

29/02/20



UNIT

1 BED 1 BATH 1 CAR

3/90 CHARLES STREET
SEDDON VIC 3011

\$490,000

29/02/20



UNIT

1 BED 1 BATH 0 CAR

2/90 CHARLES STREET
SEDDON VIC 3011

\$465,000

29/02/20



HOUSE

3 BED 1 BATH 1 CAR

99 WILLIAMSTOWN ROAD
SEDDON VIC 3011

\$1,225,000

29/02/20



HOUSE

3 BED 1 BATH 1 CAR

14 PRINCESS STREET
SEDDON VIC 3011

\$1,038,000

29/02/20

Recent Listings



HOUSE

3 BED 1 BATH 1 CAR

53 WALTER STREET
SEDDON VIC 3011

\$1,000,000 - \$1,100,000



UNIT

3 BED 2 BATH 2 CAR

1/1 EMMA STREET
SEDDON VIC 3011

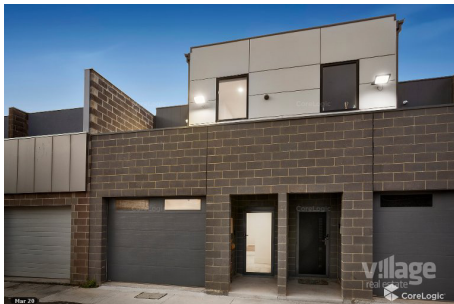
\$900,000 - \$990,000

HOUSE

3 BED 2 BATH 1 CAR

33D EMMA STREET
SEDDON VIC 3011

\$870,000



UNIT

4 BED 2 BATH 2 CAR

15 BUTE STREET
SEDDON VIC 3011

\$1,400,000 - \$1,500,000



Jas Stephens inspection policy for buyers and tenants

To ensure inspections can be carried out with the health and well-being of you and our community in mind, Jas Stephens has implemented new property inspection policies that will replace traditional open house inspections.

- Let's avoid the handshake for now, a simple hi is enough
- Please avoid touching any surfaces during the inspection
- Hand sanitizer is to please be used upon entry and exit of the property
 - Gloves will be available for use at the property
- Inspections will be contactless, there will be no paper brochures/magazines/contracts exchanged physically, everything digital

We please urge you not to attend any property inspections if you are displaying or feeling any flu like symptoms or have been in contact with someone who has returned from overseas travel with the last 14 days.

Thank you for your co-operation and understanding.

Contact the agent to arrange your private inspection appointment.

Mar 20

JAS STEPHENS



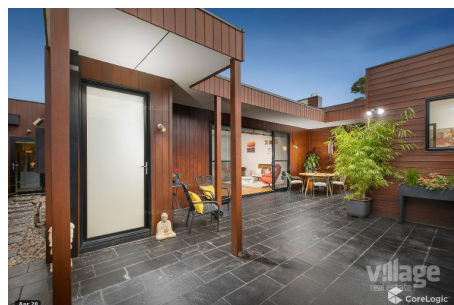
UNIT

2 BED 2 BATH 1 CAR

3/136-138 CHARLES

STREET
SEDDON VIC 3011

\$950,000 -



UNIT

3 BED 3 BATH 1 CAR

6 JOHNSTONE LANE
SEDDON VIC 3011

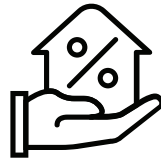
\$890,000 - \$950,000

Rental Statistics



Median Rental Price

\$550 /w



Rental Yield

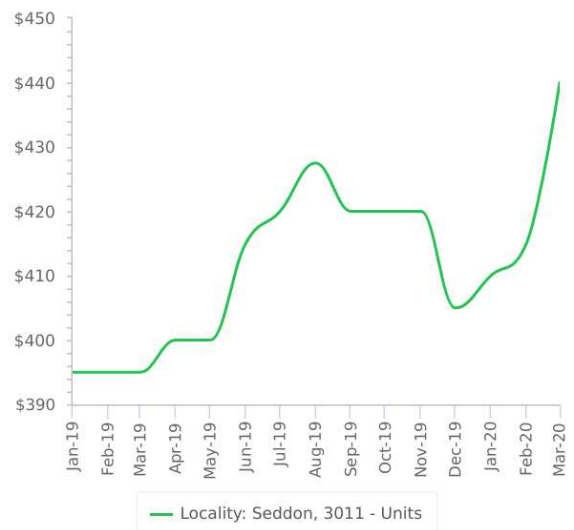
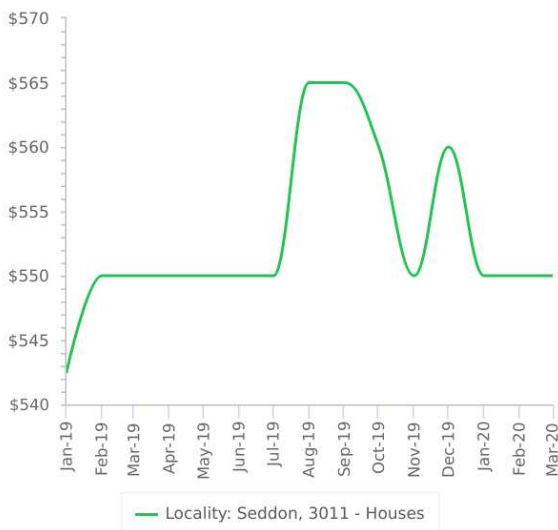
3.09%



Number of Rentals

154

Median Weekly Rent Trends





Compton Green
HOBSONS BAY t. 03 9397 1600
INNER WEST t. 03 9314 1188

comptongreen.com.au

Prepared on 23 Apr 2020 by

Sales results and median prices are based on the latest statistical period available (1 Feb - 31 Jan 2020).

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