

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

3 Hotham Street, Seddon Vic 3011

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,167,500 Property Type House Suburb Seddon

Period - From 01/01/2024 to 31/12/2024 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 | 2 Perry St SEDDON 3011 | \$1,077,500 | 13/12/2024 |
| 2 | 1 Kent St SEDDON 3011 | \$1,011,000 | 22/11/2024 |
| 3 | | | |

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: 06/02/2025 14:32



Property Type: House
Land Size: 195 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,020,000
Median House Price
Year ending December 2024: \$1,167,500

Comparable Properties



2 Perry St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$1,077,500
Method: Sold Before Auction
Date: 13/12/2024
Property Type: House (Res)
Land Size: 184 sqm approx



1 Kent St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$1,011,000
Method: Sold Before Auction
Date: 22/11/2024
Rooms: 2
Property Type: House (Res)
Land Size: 187 sqm approx

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.

Account - Jas Stephens - Yarraville | P: 03 93169000