

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

9 Walter Street, Seddon Vic 3011

Indicative selling price

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

Range between \$875,000

&

\$950,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Seddon

Period - From 01/07/2021

to

30/06/2022

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	100 Eleanor St FOOTSCRAY 3011	\$942,000	26/02/2022
2	85 Stafford St FOOTSCRAY 3011	\$940,000	14/04/2022
3	5 Bristow St SEDDON 3011	\$935,000	04/08/2022

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:

25/08/2022 11:54



3 2 1

Property Type: House (Res)

Agent Comments

Cheyne Fox
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Indicative Selling Price

\$875,000 - \$950,000

Median House Price

Year ending June 2022: \$1,155,000

Comparable Properties



100 Eleanor St FOOTSCRAY 3011 (RE/VG)

Agent Comments

2 1 2

Price: \$942,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 223 sqm approx

85 Stafford St FOOTSCRAY 3011 (VG)

Agent Comments

3 - -

Price: \$940,000

Method: Sale

Date: 14/04/2022

Property Type: House - Attached House N.E.C.

Land Size: 190 sqm approx



5 Bristow St SEDDON 3011 (REI)

Agent Comments

3 1 2

Price: \$935,000

Method: Private Sale

Date: 04/08/2022

Rooms: 3

Property Type: House (Res)