

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 South Street Seddon VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

Suburb

Seddon

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

9 Medway Street Seddon VIC 3011	\$1,059,000	04-Nov-20
47 Walter Street Seddon VIC 3011	\$1,120,000	23-Sep-20
57 Walter Street Seddon VIC 3011	\$1,142,500	22-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 27 February 2021


9 Medway Street Seddon VIC 3011

Sold Price

\$1,059,000

 Sold Date **04-Nov-20**
 3
  1
  1

 Distance **0.09km**

47 Walter Street Seddon VIC 3011

Sold Price

\$1,120,000

 Sold Date **23-Sep-20**
 3
  1
  1

 Distance **0.19km**

57 Walter Street Seddon VIC 3011

Sold Price

\$1,142,500

 Sold Date **22-Oct-20**
 3
  1
  1

 Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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