

# 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

3/101 Victoria Street, Seddon Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$610,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Seddon

Period - From 09/12/2019 to 08/12/2020 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.

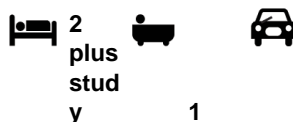
	Address of comparable property	Price	Date of sale
1	114/46 Fehon St YARRAVILLE 3013	\$650,000	20/10/2020
2	103/141 Stephen St YARRAVILLE 3013	\$637,000	09/10/2020
3	13/19-27 Hobbs St SEDDON 3011	\$625,000	25/11/2020

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:

09/12/2020 14:33



**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 98 sqm approx

**Agent Comments**

Large 2 bedroom plus study apartment smack bang in the Seddon Village. Approx 100 sqmtrs in size it really needs to be seen to be believed. Potential second level (stca)

## Comparable Properties

**114/46 Fehon St YARRAVILLE 3013 (REI/VG)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 20/10/2020

**Rooms:** 3

**Property Type:** Apartment



**103/141 Stephen St YARRAVILLE 3013 (REI/VG)**

**Agent Comments**



**Price:** \$637,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** Apartment



**13/19-27 Hobbs St SEDDON 3011 (REI)**

**Agent Comments**



**Price:** \$625,000

**Method:** Sold Before Auction

**Date:** 25/11/2020

**Property Type:** Apartment