

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 10/294 Nicholson Street, Seddon VIC 3011

Indicative selling price

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

range between \$240,000 & \$260,000

Median sale price

Median price \$638,000

*Unit √

Suburb Seddon

Period - From 01/01/2019 to 31/03/2019

Source REIV Property Data

Comparable property sales

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 – 4/35 Kingsville Street Kingsville VIC 3012	\$205,000	15-Jan-19
2 – 505A/10 Droop Street Footscray VIC 3011	\$252,500	29-Apr-19
3 – 1206/240 Barkly Street Footscray VIC 3011	\$277,500	08-Feb-19