

# 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

269 Nicholson Street, Seddon Vic 3011

### Indicative selling price

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

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,170,000 Property Type House Suburb Seddon

Period - From 01/07/2023 to 30/06/2024 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	30 Hotham St SEDDON 3011	\$1,195,000	27/07/2024
2	11 Thomson St SEDDON 3011	\$950,000	20/03/2024
3	274 Nicholson St SEDDON 3011	\$1,170,000	02/03/2024

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:

08/08/2024 10:29



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Property Type: House  
Agent Comments

Indicative Selling Price  
\$980,000 - \$1,050,000  
Median House Price  
Year ending June 2024: \$1,170,000

## Comparable Properties



30 Hotham St SEDDON 3011 (REI)

Agent Comments

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Price: \$1,195,000  
Method: Auction Sale  
Date: 27/07/2024  
Property Type: House (Res)  
Land Size: 203 sqm approx



11 Thomson St SEDDON 3011 (REI/VG)

Agent Comments

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Price: \$950,000  
Method: Private Sale  
Date: 20/03/2024  
Property Type: House (Res)  
Land Size: 246 sqm approx



274 Nicholson St SEDDON 3011 (REI/VG)

Agent Comments

3   1   -

Price: \$1,170,000  
Method: Auction Sale  
Date: 02/03/2024  
Property Type: House (Res)  
Land Size: 331 sqm approx