

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

45 LILY 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Seddon

Period-from

01 Mar 2021

to

28 Feb 2022

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

173 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$770,000	04-Oct-21
305 WILLIAMSTOWN ROAD YARRAVILLE VIC 3013	\$742,000	24-Oct-21
2/65 TARRENGOWER STREET YARRAVILLE VIC 3013	\$770,000	11-Nov-21

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: 28 March 2022

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**173 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$770,000** Sold Date **04-Oct-21**

Distance -



**305 WILLIAMSTOWN ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$742,000** Sold Date **24-Oct-21**

Distance -



**2/65 TARRENGOWER STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$770,000** Sold Date **11-Nov-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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