

# 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

33d Emma 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)

Single price

\$965,000

### Median sale price

Median price

\$986,000

Property Type

Townhouse

Suburb

Seddon

Period - From

10/12/2021

to

09/12/2022

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	8/37 Stephen St YARRAVILLE 3013	\$1,050,000	23/11/2022
2	48 Cross St FOOTSCRAY 3011	\$1,050,000	30/07/2022
3	114 Station Rd SEDDON 3011	\$972,000	02/09/2022

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:

10/12/2022 16:15